Northern Virginia Community College

COLLEGE FACILITIES MASTER PLAN 2023-2035

9 September 2025

Contents

01 **Master Plan Overview** 06

02 **NOVA Today** 14

03 **Vision for the Future** 22

04 **Campus-by-Campus Overview** 30

05 **Implementation** 66

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01

Master Plan Overview

INTRODUCTION

The Northern Virginia Community College Facilities Master Plan acts as a roadmap which will guide the transformation of NOVA's six campuses into environments that inspire learning, foster innovation and enhance student connections. The planning process builds upon previous engagement and strategic efforts to align NOVA's resources and goals, using data and project prioritization initiated through the Immediate Space Enhancement Plan (ISEP) in 2023.

PURPOSE

The College Facilities Master Plan, hereafter referred to as the Master Plan, serves as a formal framework for the projects and initiatives that will shape the college's evolution over the next decade and beyond. The Master Plan's purpose is to:

- **Align** college development with the VCCS Statewide Strategic Plan 2024-2020, Accelerate Opportunity, the NOVA Strategic Plan 2023-2026, Inspiring Excellence and regional workforce demands.
- **Summarize** existing college conditions, stakeholder feedback and strategic alignment with NOVA's goals.
- **Outline** the factors driving planned investments clearly—such as demographic trends, workforce demands and anticipated enrollment shifts—through the approach of invest, divest, and fix.
- **Provide** an organized roadmap for investment in facilities and infrastructure, emphasizing projects that enhance learning, belonging and innovation.

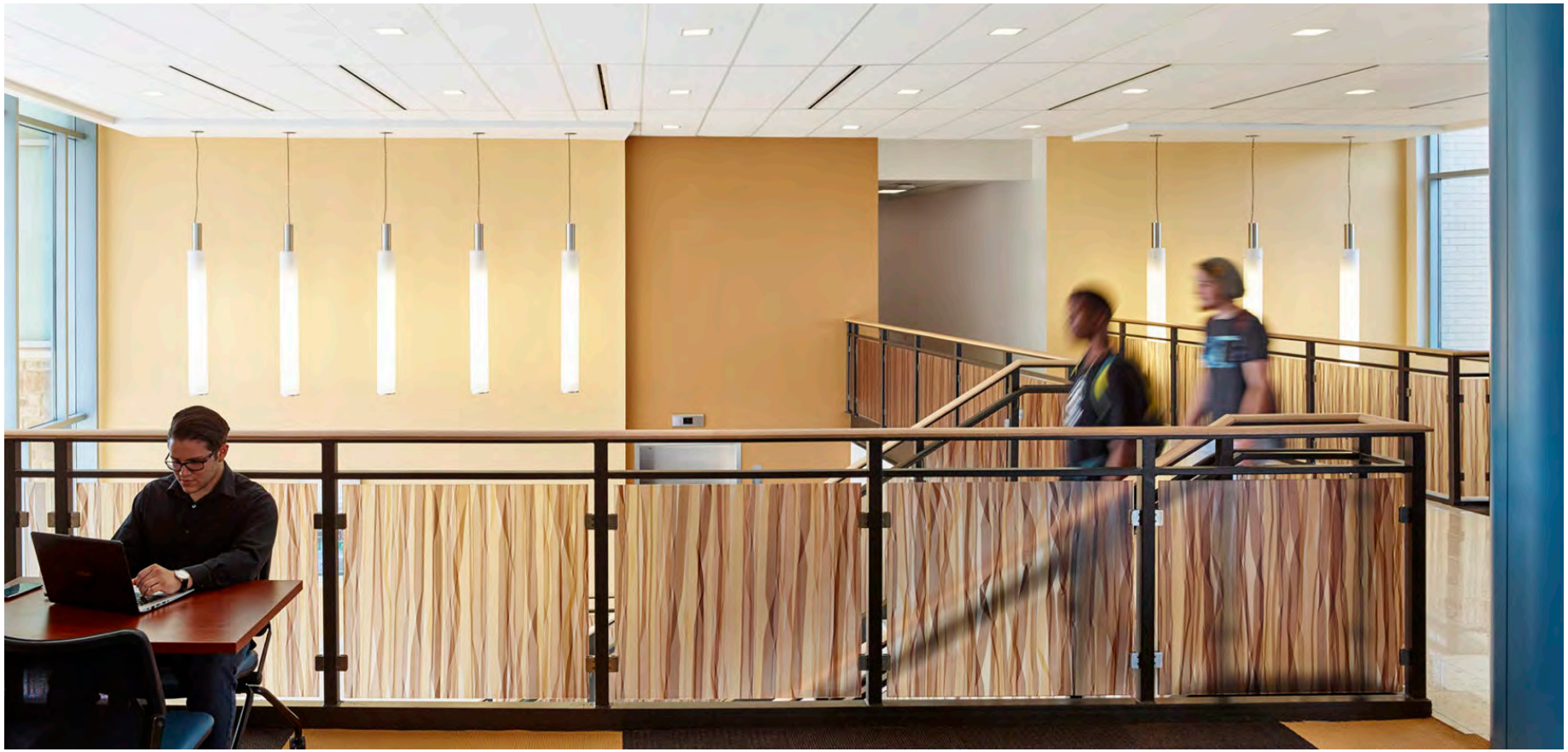
The VCCS Statewide Strategic Plan 2024-2030, Accelerate Opportunity[1] establishes a framework for Virginia's community colleges to expand their reach and increase student success. It sets a goal of awarding 300,000 credentials overall and uses measurable outcomes to assess progress at each institution across the Commonwealth with the objective of accelerating access and success of Virginia's students.

The NOVA Strategic Plan 2023-2026, Inspiring Excellence: A Bold Blueprint for Student Success[2] set strategic priorities of the college through 2026. The priorities focus on increasing access, retention and completion rates, recognizing that both transfer and career pathways are critical to improving the success of NOVA's students and the region more broadly.

1 https://www.vccs.edu/accelerate-opportunity/

2 https://www.nvcc.edu/about/leadership/president/strategic-plan/index.html

Updating physical space is one aspect of improving NOVA's student access and success, and in doing so, achieving milestones set in the Accelerate Opportunity and Inspiring Excellence strategic plans. Vibrant, state-of-the-art facilities can help attract students in a competitive environment. Once students are enrolled, space plays a role in student success. Classrooms and labs that are designed for engaged learning improve outcomes, while spaces outside the classroom enrich the student experience and boost well-being. Critical infrastructure projects are needed to maintain buildings to ensure their longevity. Creating spaces that are flexible and able to serve multiple purposes are important to ensuring that NOVA can continue to offer high quality education at an affordable price, enabling more students to access higher education.



Higher Education Center (LHEC)

"Northern Virginia Community College provides equitable access to affordable and exceptional higher education and workforce programs, transforming the lives of our students and advancing opportunity in our community."

– Mission Statement

KEY GOALS

Grounded in NOVA's mission to provide equitable access to affordable and exceptional education, the College Facilities Master Plan seeks to transform lives and support a diverse student body in achieving success. This document highlights strategic investments, prioritization of resilience and a commitment to adaptability, ensuring NOVA remains a leader in education and workforce development with the framework of invest, divest and fix.

ACCESS

The Master Plan supports NOVA's goal of enrolling 24,356 students in the highest-earning pathways by investing in inclusive and state-of-the-art facilities that attract and retain students. New buildings, enhanced digital infrastructure and expanded dual enrollment programs aim to meet the needs of both traditional and non-traditional learners, ensuring educational opportunities for all.

RETENTION

By creating supportive learning environments and updating college spaces for collaboration and innovation, the Master Plan aligns with NOVA's commitment to increase the percentage of first-time students completing college-level English and math with a grade of C or better within their first year. This includes targeted upgrades to tutoring centers, study areas and academic support infrastructure.

COMPLETION

Recognizing the need for timely credential attainment, the Master Plan prioritizes projects that enable 40% of full-time students to complete a degree or certificate in three years and 22% of part-time students in six years. Investments in flexible learning spaces, co-curricular resources and experiential learning opportunities will ensure students stay on track to graduation.

TRANSFER AND CAREER PATHWAYS

The Master Plan enhances pathways to university transfer and workforce opportunities by aligning curricula and facilities with high-demand fields. Projects such as advanced laboratories, expanded career services and industry-aligned program spaces are critical to helping 2,023 students transfer to a university and awarding 3,900 credentials in the highest-earning pathways annually.

WORKFORCE AND ECONOMIC IMPACT

The Master Plan directly supports VCCS's objectives to develop and invest in Virginia's workforce. NOVA's focus on high-demand fields like healthcare, IT, cybersecurity and skilled trades is bolstered by investments in cutting-edge facilities, such as new medical and trades centers. These initiatives ensure students are prepared for 21st-century careers while meeting the needs of the regional economy.

Campus Tour

Higher Education Center (LHEC)

PROCESS OVERVIEW

The past three and a half years, the Facilities team has worked closely with key stakeholders to implement a strategic "Invest, Divest and Fix" framework that aligns with NOVA's mission and long-term priorities. This collaborative effort has focused on identifying programs and facilities to invest in, divest from or improve to support student success and operational efficiency.

The team led efforts to divest from underutilized or costly leased spaces, while addressing critical needs through targeted lab renovations and the strategic colocation of academic and student support departments. Investments were prioritized in high-demand areas such as IT, medical and workforce programs, while also expanding access to tutoring services, study spaces and exploring opportunities for a future Business Innovation Center. These initiatives reflect a comprehensive approach to academic and space planning that is both data-informed and mission-driven.

PROCESS

- **Work Session:** Identify facility issues and planning principles.
- **Space Analysis:** Assess space utilization using data and best practices.
- **Stakeholder Engagement:** Gather feedback on campus needs.
- **Leadership Presentation:** Review findings and recommendations.
- **Draft Plan Refinement:** Incorporate feedback and engage stakeholders.
- **Final Documentation:** Deliver a cohesive plan for campus improvements.

PHASE 1: IMMEDIATE SPACE ENHANCEMENT PLAN

The Master Plan was developed in three parts to guide NOVA's long-term campus planning with stakeholder engagement and a strong focus on academic goals.

The first phase is focused on a five-year tactical approach to optimize space utilization and align with leadership priorities: **Enhancing** a unified "One College" experience, **Planning** for flexibility, **Creating** student collaboration spaces, **Strengthening** campus identity and belonging, **Supporting** diverse learning needs, **Fostering** innovation and **Modernizing** labs.

PHASE 2: THE PROGRAMMATIC SPACE SHUFFLE PROCESS

The Immediate Space Enhancement Plan revealed excess square footage due to declining enrollment, prompting "The Programmatic Space Shuffle Process" to enhance space efficiency. Key actions include:

- **Investment in Flexible Laboratory Spaces:** Supporting workforce development, medical programs and new initiatives for evolving job markets.
- **Divestment of Satellite Locations:** Closing Signal Hill, Reston Center and Pender to save $5 million annually, reallocating funds for better space utilization.
- **Fix:** Improve existing spaces including student services, classrooms and other academic support spaces.

Since April 2023, NOVA's Facilities team has collaborated with stakeholders to optimize relocations, classroom right-sizing and lab construction, ensuring strategic alignment with student and community needs.

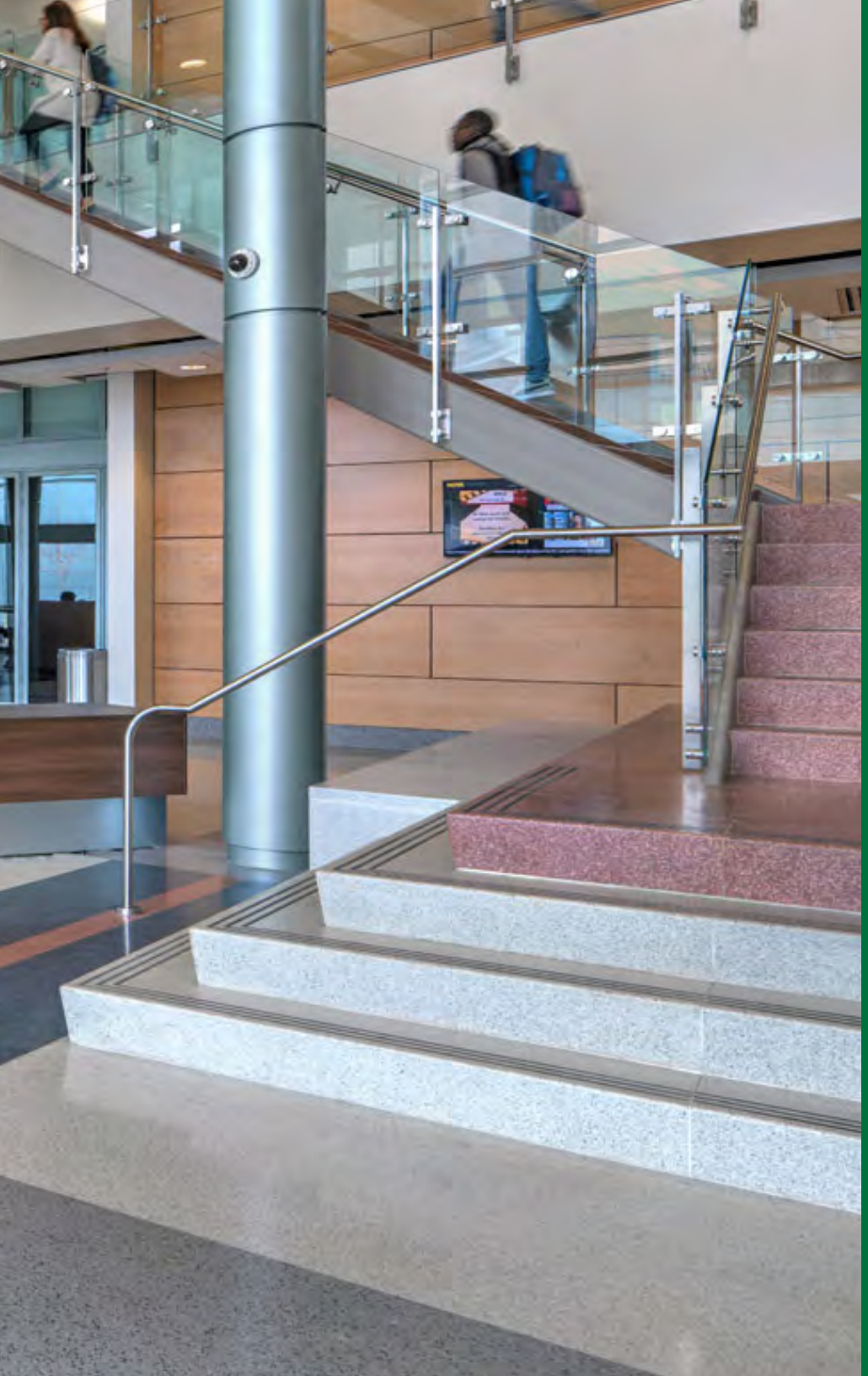
PHASE 3: MASTER PLAN DEVELOPMENT: CAMPUS TOURS & STAKEHOLDER ENGAGEMENT

Over the past two years, the Division of Finance and Administration, led by Vice President Ferrari, has conducted four rounds of semiannual campus tours and multiple meetings with workforce and credit programs to ensure that facility planning aligns with curriculum needs. This includes constructing appropriate labs equipped with the necessary technology, equipment and resources to support academic programs.

The Master Plan prioritizes key campus improvements, including a comprehensive strategy for ADA enhancements to ensure accessibility across all campuses. Additionally, it addresses major deferred maintenance needs such as roof, elevator and HVAC system lifecycle replacements to guarantee sustained campus operations into the future.

These efforts align the Immediate Space Enhancement Plan, Shuffle Plans and long-term facility strategies with academic goals and NOVA's mission. Through collaboration with stakeholders, the plan guarantees that NOVA's facilities continue to support student success both today and in the future.

By developing a prioritized, comprehensive and actionable plan, NOVA is reinvigorating its campuses and increasing utilization to ensure the success of its institutional mission. With the impending enrollment cliff and the evolving landscape of online education, the college is strategically positioning itself to serve a diverse student population in new and innovative ways, while stewarding the resources of the Commonwealth.



02

NOVA Today

ABOUT THE INSTITUTION

Today, NOVA operates six campuses — Alexandria (AL), Annandale (AN), Loudoun (LO), Manassas (MA), Medical Education (MEC) and Woodbridge (WO). As the largest public institution of higher education in Virginia, NOVA remains steadfast in its mission to provide equitable access to exceptional education and workforce programs, transforming lives and advancing regional economic growth.

HISTORY

Northern Virginia Community College has been a cornerstone of accessible education and workforce preparation since its establishment in 1964. Initially named Northern Virginia Technical College, it began operations in the fall of 1965 with 761 students in a single building. NOVA's rapid growth necessitated the purchase of a 78-acre property in Annandale in 1966, marking the establishment of its first permanent campus. That same year, the institution was renamed Northern Virginia Community College as part of the broader integration into the Virginia Community College System (VCCS).

In the late 1960s and early 1970s, the college shifted its original plan of a single central campus with satellite centers to a multi-campus model, supported by a centralized administration. Between 1967 and 1974, NOVA opened five campuses: Annandale (1967), Alexandria (1973), Loudoun (1974), Manassas (1972) and Woodbridge (1972). This expansion established NOVA as the largest community college in Virginia.

NOVA's dedication to innovation and accessibility became evident in 1975 when it introduced its first distance learning courses through the Extended Learning Institute (now known as NOVA Online). The creation of the NOVA Educational Foundation in 1979 and the chartering of the Alumni Federation in 1983 further solidified its connection to the community and its alumni. NOVA continued to evolve its academic calendar, adopting the semester system in 1988 to align with other institutions and enhance student transferability.

In the early 2000s, NOVA expanded its reach with the addition of the Medical Education Campus (2003) and educational centers in Arlington and Reston (2006). In 2002, the college gained national recognition as an Achieving the Dream College and later a Leader College for its dedication to student success.

Loudoun
Annandale
Alexandria
Manassas
Medical Education Campus
Woodbridge

Fine Arts Building (AFA)

"As a learning-centered organization, NOVA is dedicated to promoting student success by fostering an environment that supports academic excellence, inclusivity and innovation."

– College Vision

ENROLLMENT AND RETENTION TRENDS

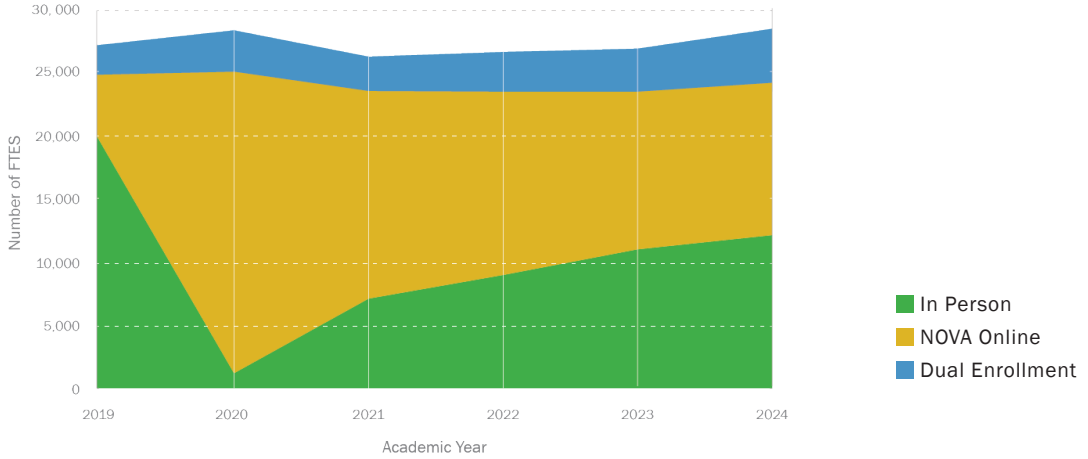
Northern Virginia Community College serves a dynamic and evolving student population. According to the 2018-2023 NOVA Factbook, the college had an annual unduplicated headcount of 71,513 students in 2022–23, making NOVA one of the largest community colleges in the country. However, enrollment trends highlight shifts in student demographics and behaviors that directly inform the priorities of the Master Plan.

Although total enrollment has decreased by about 9% overall since 2016, it has remained largely steady over the last five years. Despite fairly level enrollment totals, the mix of students has changed. Following the near-total shift to online classes during the COVID-19 pandemic in 2020, in-person enrollment has been slow to resume. At the same time, dual enrollment has been steadily increasing over the last five years. The number of in-person students has shrunk by nearly 43% between 2018 and 2024. Today, the proportion of people taking in-person classes compared to online is nearly even, with slightly more people taking on-campus classes.

NOVA's fall-to-fall retention rate has remained steady at 54%, with 72% for first-time, full-time and program-placed students. These rates magnify the importance of providing resources that support student success.

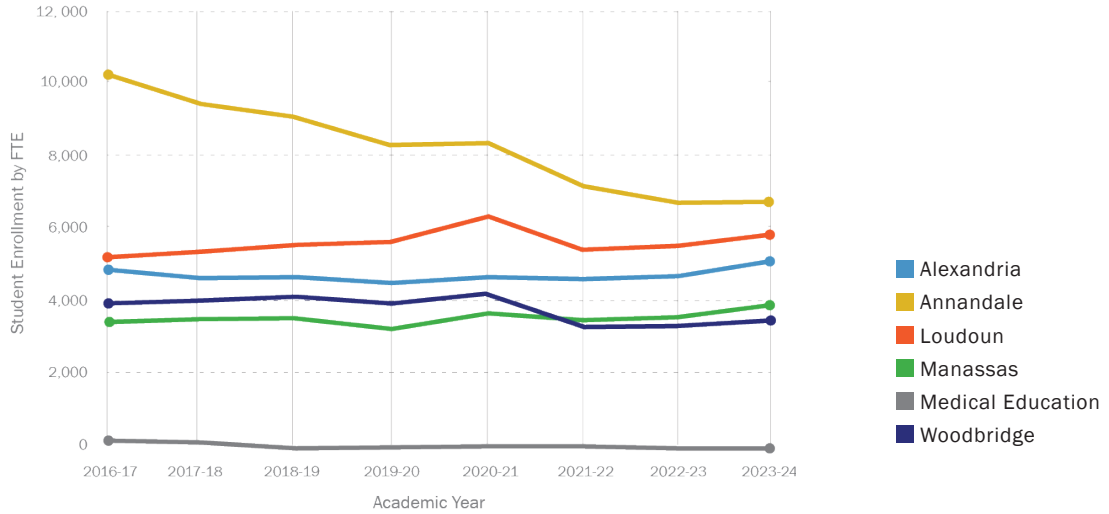
The anticipated enrollment cliff in 2027 presents a significant challenge for higher education institutions nationwide, including NOVA. As the number of high school graduates declines, competition for students will intensify and colleges must adapt to attract and retain learners. This Master Plan positions NOVA to respond to enrollment changes proactively by increasing utilization through facilities and programs that remain compelling, transformative and aligned with the expectations of future students.

FULL-TIME EQUIVALENT STUDENTS (FTES) 2019-2024



Notes:
Data provided by NOVA Institutional Research. FTES is calculated by total credits/15. Hybrid students are included with in-person totals. Zoom students account for less than 0.5% of total enrollment.

ENROLLMENT BY CAMPUS



FTE Enrollment Data: NOVA Factbook 2016-2021[1] and NOVA Factbook 2019-2024[2]

1 *https://www.nvcc.edu/apps/OIR/factbook/Report?id=1142*
2 *https://www.nvcc.edu/apps/OIR/factbook/Report?id=2165*

Student Advising Meeting

DEMOGRAPHIC SHIFTS

The median age of NOVA students decreased from 21 to 19 between 2018 and 2022, with a significant increase in students under 18, now representing 26% of the student body. These younger students reflect growing dual enrollment participation and the need for programs that prepare them for academic and career pathways.

Although the median age of NOVA students has decreased, the proportion of adult learners remains high, with over 18% of all students in 2023 above the age of 24. Adult students are often working full-time and frequently have caregiving responsibilities at home, so their needs on a college campus are unique. Spaces should be designed to welcome learners of all ages and to ensure equitable access no matter what time of day students are on campus.

NOVA is a majority-minority institution, with 24% of students identifying as Hispanic/Latino, 17% as Asian, 14% as Black/African American and 33% as White. This underscores the importance of welcoming environments and tailored programs that ensure fairness and a sense of connection.

These findings guide the strategic investments outlined in this plan. By addressing the needs of a diverse, multi-generational and predominantly part-time student body, NOVA aims to create an educational environment that fosters retention, inclusivity and academic achievement.

Graduation Ceremony

03

Vision for the Future

VISION FOR THE FUTURE

This Master Plan proposes a roadmap of four pillars that help translate the mission and vision of the institution into the physical facilities. Each pillar describes themes and actionable items to ensure that all work undertaken at NOVA is in support of their mission. This framework will act as a guide for fiscally responsible development and evolution of the college's infrastructure.

Four Pillars of the Master Plan

EQUITABLE ACCESS

NOVA is dedicated to creating an inclusive environment that supports the needs of its students, faculty and staff. The Master Plan envisions a college where everyone feels welcomed, valued and empowered to succeed. A campus with equitable access is vibrant and well-utilized.

Inclusive Design: NOVA's facilities will prioritize universal design principles, ensuring that all spaces are not only accessible but also equitable and welcoming. This includes barrier-free entrances, thoughtfully designed restrooms, classrooms with ample circulation space and furniture that accommodates a wide range of needs and abilities.

Fostering Belonging: Spaces will reflect the diversity of NOVA's student population, creating environments where students and visitors feel a sense of ownership and pride. Design considerations will include family-friendly spaces, areas supportive of neurodivergent individuals and well-maintained, visually appealing spaces that project dignity and respect. Clear wayfinding and intuitive layouts will ensure that every individual can navigate and engage with college facilities seamlessly.

Flexible Access to Resources: To meet the needs of working adults, caregivers and other non-traditional learners, NOVA will expand the availability of critical spaces beyond traditional hours and increasing utilization of these spaces. Study areas, fitness centers and recreational spaces will be planned for autonomous use, ensuring equitable access to resources for all students, regardless of their schedules.

Hybrid and Digital Inclusion: The Master Plan acknowledges the changing nature of work and learning, emphasizing the need for hybrid-ready spaces. These spaces will be equipped with advanced technology to support virtual meetings, online classes and hybrid work environments. Flexible rooms—designed for studying, one-on-one meetings, online participation or temporary workspaces—will ensure maximum adaptability and avoid overbuilding.

Dental Assisting Lab

EXCELLENCE AND AFFORDABILITY

State of the Art Learning Environments: To remain a top choice for prospective students, NOVA's facilities must be modern, state-of-the-art and reflective of the college's commitment to excellence. Outstanding campuses with innovative spaces will enhance NOVA's ability to compete in an increasingly competitive environment. As the traditional model of higher education evolves, the value of coming to college is increasingly tied to transformative, hands-on experiences. The Master Plan emphasizes the creation of spaces such as advanced labs, maker spaces and simulation environments where students can engage directly with their fields of study. These facilities will deliver the practical, experiential learning opportunities that students and employers demand.

Adapting to Trends in Higher Education: To remain a leader in education in the region, NOVA must keep up with trends in higher education. Learning looks different now than it did 30 years ago, and facilities must adapt in order to stay relevant. Students coming out of Virginia high schools are accustomed to active, learner-focused environments. The classrooms and labs at NOVA should be equally vibrant and exciting spaces for learning. Similarly, libraries and bookstores have changed in recent years and no longer have the same focus on physical products as in the past. These spaces need to adapt to current needs and provide students access to digital materials and learning resources. By investing in high-quality spaces and ensuring that the college provides more than just education—offering transformative experiences—NOVA will strengthen its ability to attract students and remain a leader in higher education.

Stewardship of Resources: As a public institution, NOVA is committed to responsible stewardship of its resources, ensuring that facilities are utilized effectively and efficiently. Declining in-person enrollment and the shift toward online and hybrid learning have reduced the demand for traditional classrooms and parking spaces, presenting opportunities to right-size and repurpose existing facilities. Underused classrooms can be reallocated for collaborative learning hubs, advanced labs or community spaces, while excess parking lots can be transformed into green spaces, outdoor classrooms or recreational areas that promote sustainability and enhance college life. Future spaces will prioritize flexibility and adaptability, enabling multifunctional use to increase utilization and reduce the need for overbuilding. By aligning physical resources with emerging needs, NOVA ensures a sustainable, vibrant college environment that meets the demands of today's students while looking towards the future.

Efficiency and Flexibility: In order to use space efficiently, frequent assessment of utilization must be conducted. Where spaces are determined to be underutilized or oversized, repurposing or rightsizing is needed to make room for new and growing programs. For example, classrooms which are no longer needed due to shifts toward online learning can be reimagined as collaborative spaces, labs or multipurpose rooms. Similarly, underused administrative areas can be adapted to support student services, wellness programs or hybrid work needs. When possible, spaces should be designed with flexibility, multiple uses and futureproofing in mind, ensuring they can easily adapt to changing educational models, workforce demands and technological advancements. This approach not only maximizes the value of existing resources but also reduces the need for costly new construction, reinforcing NOVA's commitment to sustainability and responsible planning.

TRANSFORM LIVES TO BENEFIT STUDENTS

Sustainability as a Core Value: The college will incorporate sustainable practices, prioritize green spaces, energy efficiency and environmentally conscious design elements. With enrollment trends shifting, this effort will help right-size facilities while prioritizing environmental stewardship.

Enhancing College Life: Expanded student services, including fitness centers, E-sports facilities and social spaces, will contribute to a lively college experience that supports both academic and personal development.

Learning on Display: The design of NOVA's facilities will make learning visible, showcasing active labs, open studios and interactive exhibits. These spaces celebrate the innovation and creativity happening at the college and exposes students to the many opportunities that NOVA provides.

Information Systems Technology Class

Radiation Oncology Class

"Integrity is demonstrated at NOVA through adherence to principles and actions that foster accountability, honesty and trustworthiness; commitment to truth and fairness is ensured by ethical, equitable and professional behavior and prioritizing the needs of students and the community we serve."

– NOVA Core Value

WORKFORCE AND EDUCATION

Education Paths: Students at NOVA are on a variety of different paths. Some arrive planning to transfer to a four-year institution while others take a course or two to supplement classwork elsewhere. Others are seeking certificates to help them gain employment or to advance in their current field. The college needs to support the full range of individuals who are part of the community through malleability in programming and scheduling, wayfinding that eases access and environments that are both collegiate and welcoming of first-generation students and families.

Addressing Modern Workforce Needs: The Master Plan supports expanding programs in fields like health sciences, cybersecurity, IT and skilled trades. Facilities will include purpose-built labs and training centers designed to provide hands-on, experiential learning that meets industry standards.

Leveraging Regional Strengths: Northern Virginia, known as the "Data Center Capital of the World," processes more than 70% of global internet traffic, creating unmatched opportunities in IT and cybersecurity. Partnerships with local industry leaders enhance student access to high-tech careers. The region also has one of the fastest-growing healthcare markets in the nation, driven by an aging population and increasing demand for medical professionals. NOVA's healthcare programs are designed to meet this need. The college will equip students with the skills to succeed in fields such as nursing, radiography, respiratory therapy, and dental hygiene, while addressing critical workforce shortages in the sector. By aligning its programs with regional economic strengths and industry needs, NOVA ensures that students will thrive in high-demand, high-impact careers, while supporting the economic vitality of Northern Virginia and beyond.

Preparing for Change: Driven by the anticipated 2027 enrollment cliff, the Master Plan emphasizes the importance of offering top-tier facilities to compete for students and adapt to the growing demand for hands-on, experiential learning. Flexible, multipurpose spaces will ensure NOVA remains responsive to future workforce trends through fiscally responsible management of its facilities.

04

Campus-by-Campus Overview

ALEXANDRIA CAMPUS

The Alexandria Campus (AL) is the second-largest campus by enrollment and offers a vibrant urban environment with a broad array of academic programs. The campus supports more than 70 programs and degrees reflecting the needs of its student population. As the most geographically urban of NOVA's campuses, it echoes the dynamic character of the surrounding community.

Automotive Lab

▲ AE AUTOMOTIVE LAB TRANSFORMATION

The Engineering Building (AE) is slated for a strategic reorganization of classrooms and labs to enhance space functionality and flexibility. Key upgrades will include cosmetic, structural and technological improvements to modernize the building. These enhancements will transform the space into a state-of-the-art learning environment, accommodating expansions of the automotive and collision programs and adding two new electrical labs. By prioritizing a comprehensive renovation over new construction, this initiative ensures the facility meets current industry standards while providing students with cutting-edge tools and resources. The upgrades will improve both the functionality, utilization and aesthetics of the space, cultivating more effective automotive training and skill development.

PLANNED PROJECTS

1 AE Automotive Lab Transformation

2 AE Classroom & Lab Space Shuffle

3 AA Major Renovations

4 AA Library Enhancement

5 AS Cosmetic & Lifecycle Replacements

6 AFA Programmatic Refresh

7 Convert Parking Lot to Green Space

8 AA Comprehensive Rebuild

9 Lower Campus Reprogramming

10 Parking Garage Maintenance

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix

10
1
AE
2
Dawes Ave
Bisdorf Dr
7
4
3
AA
8
Netherton Dr
AM
6
AFA
9
AS
5
Campus Dr
10
Seminary Rd
N Beauregard St
Braddock Rd
N
0 50 100 200 300 400 Feet

AE CLASSROOM & LAB SPACE SHUFFLE

A portion of the Engineering Building (AE) is set to undergo a strategic reshuffling of existing classrooms and labs to increase functionality and adaptability within its footprint. This project aims to optimize the layout of instructional areas, facilitating a more dynamic learning environment that can adapt to varying educational needs and teaching methods. By reorganizing these spaces, the initiative will improve utilization and support collaborative learning, ensuring that the Engineering Building (AE) effectively meets the demands of both students and faculty.

AA MAJOR RENOVATIONS

The Donald L. Bisdorf Building (AA) is set to receive a series of vital lifecycle updates and deferred maintenance projects leading up to a comprehensive gut renovation rebuild of the facility. Planned projects include an ancillary support space buildout and expanding the Information and Engineering Technologies program facilities to support academic growth. Relocations of key services, including the testing center and workforce medical lab, will improve accessibility and operational efficiency for both students and staff. Infrastructure repairs and replacements are prioritized to maintain the building's functionality and longevity. These include the replacement of lab vacuum pumps, in addition to upgrades to the ceiling, curtain wall systems and domestic water heaters. Collectively, these renovations will ensure that the Donald L. Bisdorf Building (AA) remains a safe, modern and adaptable space that meets the changing needs of the college community and aligns with future planning goals.

AA LIBRARY ENHANCEMENT

The Donald L. Bisdorf Building's (AA) library is being transformed through comprehensive renovations and furniture upgrades. These changes aim to enhance student experience by redesigning the interior to better meet their needs. The goal is to create an inviting space that attracts students and encourages them to spend more time in the library. This involves replacing outdated furniture with modern, ergonomic pieces that support contemporary study methods and preferences. The transformation aims to establish a dynamic, well-utilized and vibrant hub for students while integrating the college brand into the library. Key improvements include new circulation and information desks, updated furniture for both group and individual study and acoustically private study pods for online classes. These changes are expected to benefit both students and the college by encouraging engagement, creating an inviting environment and cultivating an inspiring atmosphere for academic success.

AS COSMETIC & LIFECYCLE REPLACEMENTS

The Schlesinger Building (AS) is set to receive significant cosmetic and lifecycle upgrades to improve its performance and aesthetic appeal. Key improvements include the replacement of the roof, cosmetic updates to the kitchen and upgrades to the HVAC system. Additionally, the project will address the building's interior by refreshing flooring, lounges and green rooms. The theater will receive comprehensive enhancements, featuring new equipment such as screens, curtains, projectors, lighting, audio systems and seating. These upgrades aim to create a more inviting and modern environment for visitors of the building.

AFA PROGRAMMATIC REFRESH

The Fine Arts Building (AFA) is undergoing a programmatic refresh to optimize its utilization and better align with current and future academic needs. This initiative aims to enhance functionality within the building, fostering a more dynamic and collaborative learning environment across academic disciplines. By providing greater flexibility in the design and layout of spaces, the fine arts department can adapt to evolving educational demands and promote creative collaboration among students and faculty. The redesign will also introduce an Innovation Center, providing a dedicated hub for students and faculty to work together on creative projects, interdisciplinary initiatives and experiential learning opportunities.

CONVERT PARKING LOT TO GREENSPACE

The parking lots at Alexandria have the lowest utilization rates of all NOVA campuses, with only 25% of spaces occupied during average peak use. This project involves a strategic divestment of select surface parking to reclaim green spaces for the student community, promoting a more bike and pedestrian friendly environment. The removal of impervious surface will decrease stormwater runoff and provide credits for future campus development. It also reduces short term and long term maintenance costs. The transformation aims to encourage sustainable transportation options, improve walkability and encourage a sense of community on campus, ultimately contributing to a healthier and more vibrant student experience.

PROJECT CATEGORY

- Invest
- Divest
- Fix

▲ AA COMPREHENSIVE REBUILD

As part of the 2030-2035 plan, the Donald L. Bisdorf Building (AA) is being proposed to undergo a transformative gut renovation to create a cutting-edge higher education learning environment. This is NOVA's number one priority for state funding of capital projects. This ambitious proposed project will modernize college facilities to better serve the evolving needs of the student body. Adding flexible learning spaces equipped with advanced technology, collaborative study areas and upgraded academic support facilities will stimulate active engagement and innovation, increasing the utilization of the rebuilt facility. This proposed comprehensive renovation underscores the college's commitment to excellence in higher education, creating an environment that inspires academic achievement, personal growth and community connection, while preparing students for the challenges and opportunities of a rapidly changing world.

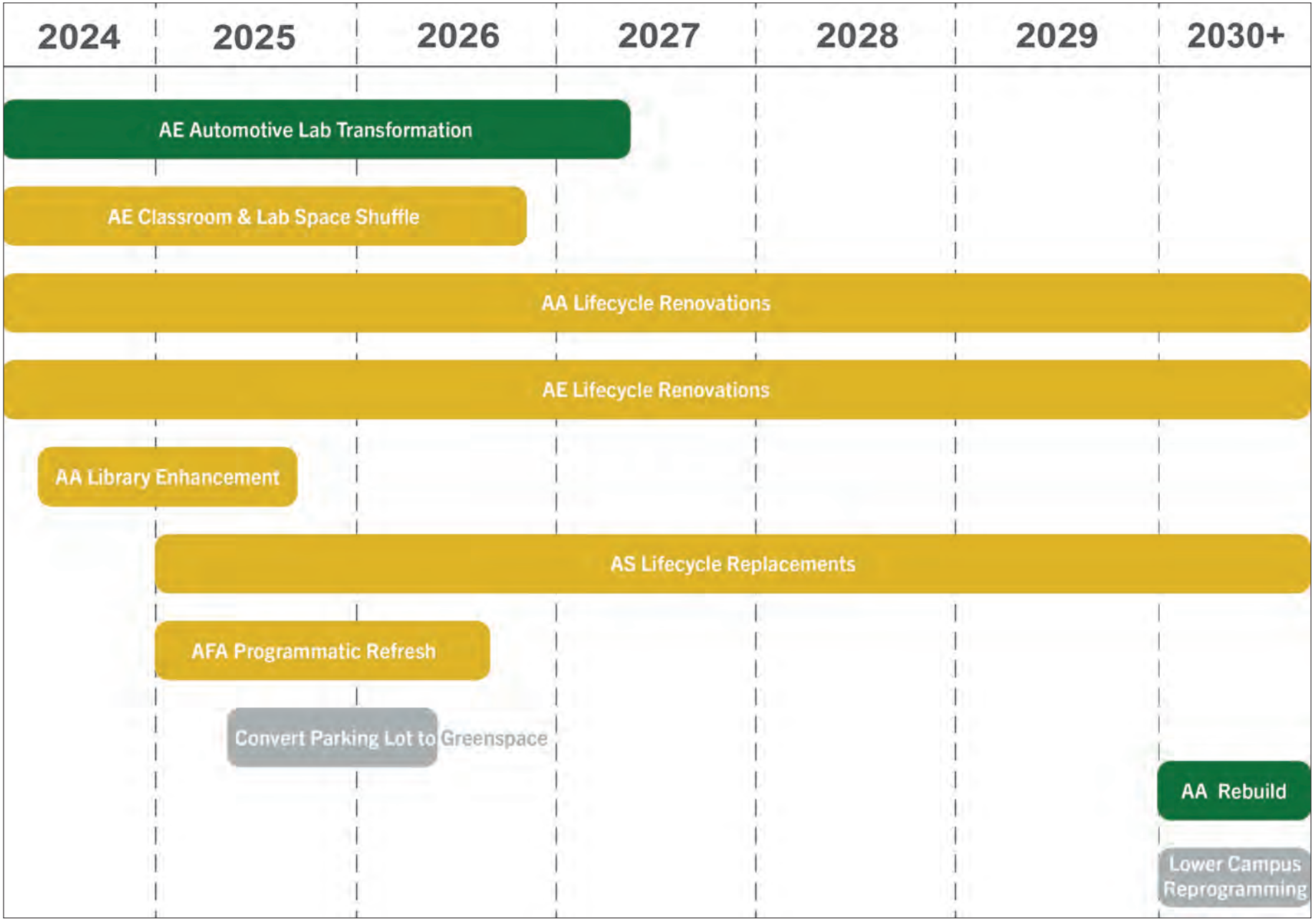
● LOWER CAMPUS REPROGRAMMING

The Lower Campus spans an area of approximately 21 acres that is bound by Dawes Ave, Upper Campus, Larchmont Village and Beauregard Street. The area contains managed turf fields, forested area, the Beauregard Street parking garage and the Rachel M. Schlesinger Concert Hall and Arts Center (AS). Although Schlesinger is a pride point for the college, the area is underutilized and has no current academic purpose. The college continues to incur expenses to maintain the space, and under the 2024-2030 plan, NOVA does not anticipate receiving funding for further development of the area. The City of Alexandria has expressed interest in the ability to integrate the Lower Alexandria Campus into the surrounding community. NOVA plans on working with the City of Alexandria to find alternative uses for the area. Potential alternate uses include the development of a nature trail, bike trail or a community gathering space. This collaboration offers an exciting opportunity to transform the area into a valuable community asset.

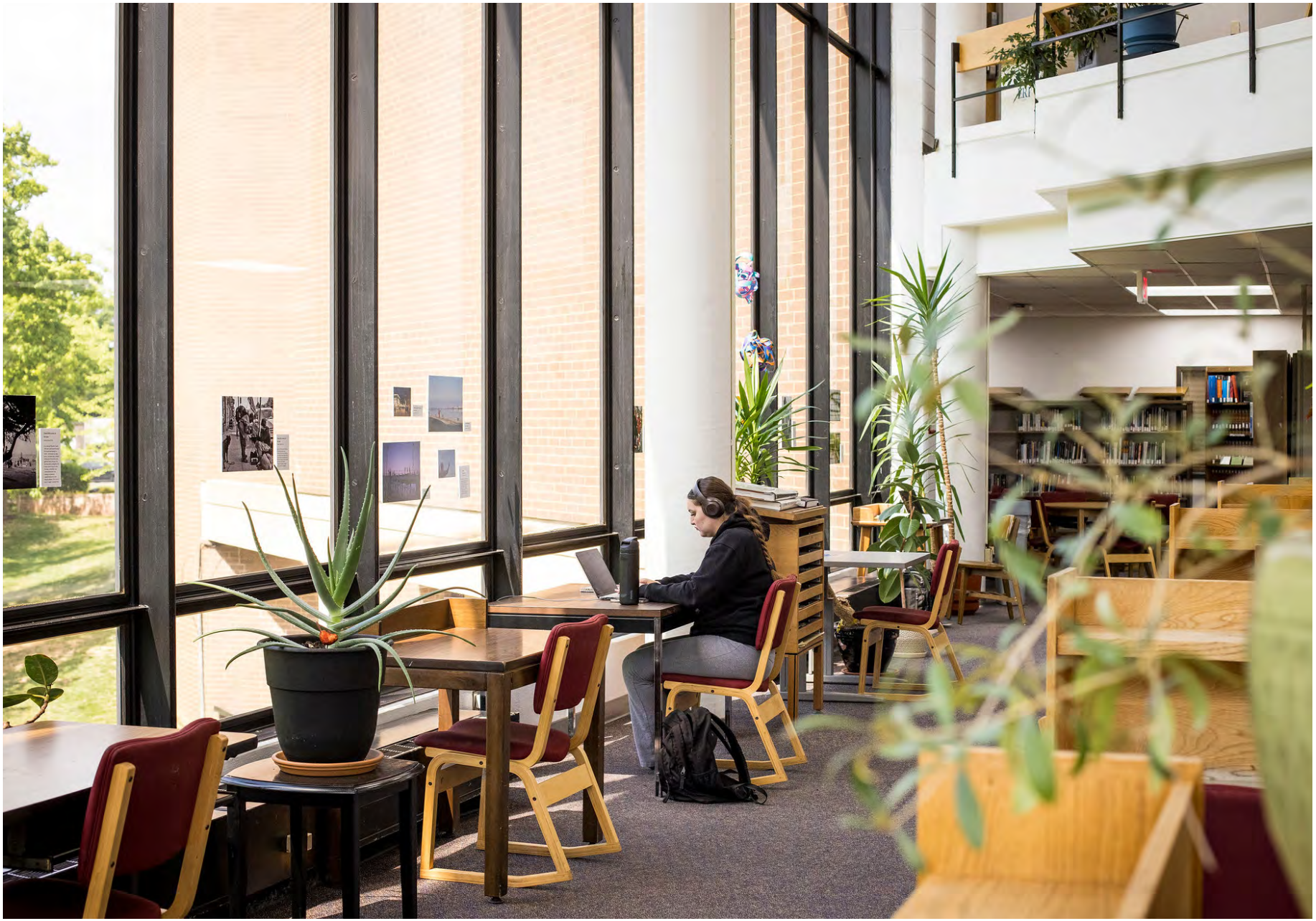
Fine Arts Building (AFA)

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix



Alexandria Campus Project Timeline



Donald L. Bisdorf Building (AA)

ANNANDALE CAMPUS

The Annandale Campus (AN) spans 78 acres just 14 miles south of Washington, D.C., it offers more than 40 programs of study, reflecting its commitment to meeting the academic and career aspirations of a wide-ranging student population. The campus supports a wide variety of activities and services, including workforce training, cultural events and student support facilities.

Food Services Building (CF)

▲ CF STUDENT UNION RENOVATION

The Food Services Building (CF) is undergoing a 31,300-square-foot renovation, transforming it into a vibrant and inviting hub for student life and engagement. Scheduled for completion in 2026, this project will offer students a welcoming environment in which to relax, enjoy meals, study and connect with friends. The renovated space will feature an updated cafeteria, a dedicated student life area, and a gaming room, creating a dynamic space where students can unwind, watch TV or play games. This modernization aims to enhance college life and promote a stronger sense of student community on the campus.

PLANNED PROJECTS

1 CF Student Union Renovation

2 CT Repurpose Building/ Explore Divestment

3 CM Lab & Fitness Center Buildout

4 CA Programmatic Space Shuffle

5 CFH Comprehensive Rebuild

6 Critical Pipe Replacement

7 Upper Plaza Renovation

8 Pond Dredging

9 Convert Parking Lot to Greenspace

10 Greenhouse Divestment

11 Pender Divestment

12 CN Renovation

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix

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CM
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CF
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Lake Dr
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CT REPURPOSE BUILDING

The TV/Tech Building (CT) is being repurposed to improve educational facilities and optimize space utilization. During the renovation of Founders Hall (CFH), the TV/Tech Building (CT) will serve as swing space to ensure seamless operations with minimal disruption to students and faculty. As part of this project, the building will feature an e-sports lounge and game room to support the college's growing e-sports team, advancing student engagement and team development. The future use of the TV/Tech Building (CT) is being explored, including examining its divestment.

CM LAB & FITNESS CENTER BUILDOUT

The McDiarmid Building (CM) projects are set to revitalize and optimize the campus through a comprehensive reorganization and series of enhancements, including lab buildouts and the establishment of a new fitness center, slated for completion by 2026. This initiative will feature the creation of versatile flex labs and hands-on learning labs, designed to enrich the educational experience with innovative, practical spaces that facilitate collaboration and skill development. As part of this transformation, a workforce medical lab will be introduced, providing students with specialized facilities to prepare for high-demand healthcare careers. The project will also include the addition of a state-of-the-art fitness center to promote health and wellness among students and staff, as well as an information technology networking lab to support cutting-edge technology-based learning and training. These enhancements will collectively transform the McDiarmid Building (CM) into a highly utilized vibrant hub that addresses the varied academic, wellness and workforce development needs of the college community, reinforcing the college's commitment to creating an adaptable and forward-thinking educational environment.

CA PROGRAMMATIC SPACE SHUFFLE

The programmatic shuffle in the Student Services and Police Building (CA) involves a strategic restructuring of space, scheduled for completion by 2026. This initiative aims to enhance the student experience by co-locating essential services, furthering accessibility and creating a more integrated support system. Key improvements include resizing testing services to better align with current demand, relocating the workforce office to the Student Services and Police Building (CA) near other student services for easier access and optimizing the bookstore's footprint to better serve the student population. The repurposed bookstore space may be transformed into a student focused space, providing students with valuable hands-on learning opportunities. Additionally, the consolidation of student services into a centralized location will significantly refine student service by streamlining processes, reducing wait times and making it easier for students to navigate resources. This strategic integration will ensure a more seamless and supportive experience, enabling students to focus on their academic and personal growth.

CFH COMPREHENSIVE REBUILD

The demolition and rebuild of Founders Hall (CFH) involves an extensive overhaul of over 80,000 square feet, aimed at establishing a cutting-edge learning resource center that integrates library and tutoring services. This comprehensive renovation will upgrade the educational atmosphere and make better use of the existing space, offering students modern, adaptable spaces conducive for collaboration and academic achievement. Notable features of the project will include specialized cyber and information technology networking labs, a contemporary library and upgraded tutoring facilities, all designed to enrich the learning experience and provide robust academic support.

CRITICAL PIPE REPLACEMENT

The Critical Pipe Replacement project will address the aging 60-year-old chilled water and hot water pipes, which have experienced multiple failures, impacting building operations. New, efficient piping will be installed to connect to proposed chillers and boilers in the Shuler Building (CS), ensuring reliable heating and cooling for the Shuler Building (CS), Food Service Building (CF) and Classroom Building (CC). This upgrade is part of a larger effort to replace the Founders Hall (CFH) central system and enhance college infrastructure. Additionally, the project will improve system accessibility for maintenance and create a more efficient loop system, ensuring long-term functionality and operational reliability.

CN RENOVATION

The CN Building is being repurposed as a permanent home for key college departments, including Human Resources, the Office of Student Success, and Finance and Administration. With excess space available on the Annandale Campus, this academic facility will be transformed into a dedicated back-of-house operations center. This strategic move will allow the college to exit costly leased office spaces, resulting in long-term savings and more efficient use of campus-owned buildings. By consolidating these essential services in CN, the college enhances operational efficiency while maximizing the value of its physical assets.

PROJECT CATEGORY

- Invest
- Divest
- Fix

▲ UPPER PLAZA RENOVATION

The Annandale Campus Upper Plaza will undergo a comprehensive renovation to advance accessibility, functionality and aesthetics. The project will update ADA-compliant pathways between the TV/Tech Building (CT), Student Services and Police Building (CA), McDiarmid Building (CM) and Richard J. Ernst Community Cultural Center (CE), ensuring better connectivity across campus. Key renovations include converting portions of the concrete plaza into green spaces and reshaping the central green area into an oval design. New features such as shade structures, seating areas, lighting and furnishings will create inviting spaces for relaxation, collaboration and community engagement. This project reflects NOVA's commitment to sustainability, inclusivity and enriching the college experience for students, faculty and staff.

■ POND DREDGING

This initiative is essential to restore the pond's ecological health and ensure its continued functionality. Dredging is necessary because over time, natural processes have led to a significant accumulation of sediment at the bottom of Annandale Pond. In some areas, this sediment layer has reached a depth of 10 feet. This excessive sediment buildup has several negative consequences including reduced water capacity, degraded water quality and an altered ecosystem. The primary objectives of the dredging project are removing excess sediment, enhancing water clarity and oxygen levels, revitalizing the pond's ecosystem and increasing the pond's capacity to absorb stormwater runoff. By addressing these issues, NOVA is committed to preserving the natural beauty of the campus and ensuring the long-term sustainability of Annandale Pond.

● CONVERT PARKING LOT TO GREENSPACE

Annandale has one of the lowest rates of utilization of parking spaces across the NOVA campuses, with only 27% of spaces occupied during average peak use. The Annandale Campus is strategically reducing its surface parking areas, effectively right-sizing parking capacity to better align with current and projected needs. This divestment in surface parking will facilitate the transformation of the reclaimed space into vibrant greenspaces dedicated to recreation and leisure. By converting some parking lots into landscaped areas, the college aims to improve the aesthetic appeal by providing students and staff with accessible outdoor environments for relaxation and social activities. It will also promote environmental sustainability through increased greenery and reduced impervious surfaces. The removal of impervious surfaces will decrease stormwater runoff and provide nutrient credits for future campus development. It also reduces short term maintenance costs such as plowing, and long term such as repaving and restriping. This project not only supports the college's commitment to creating a more inviting and sustainable environment, but also encourages alternative transportation methods by optimizing existing parking resources.

● GREENHOUSE DIVESTMENT

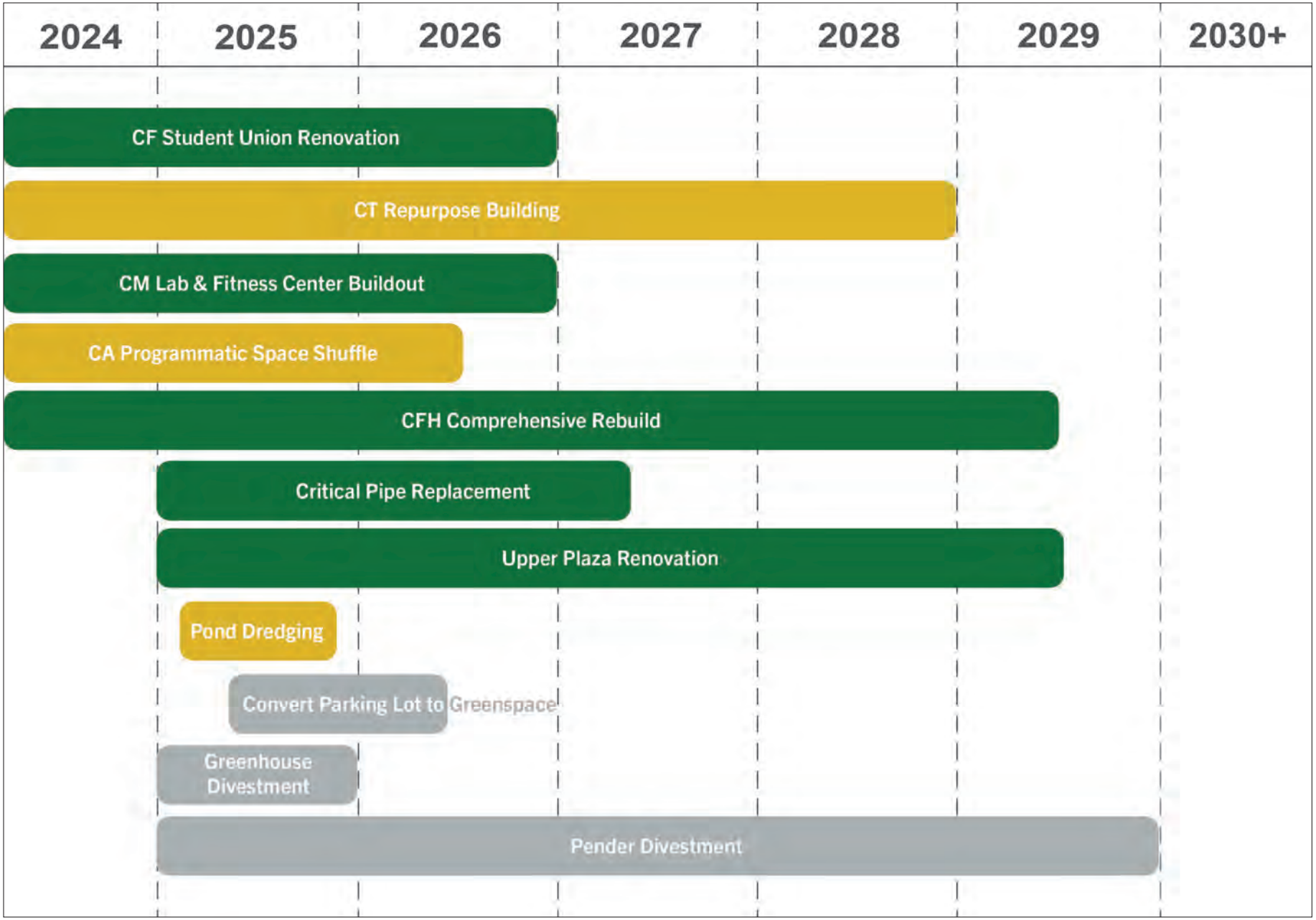
As a part of NOVA's strategic plan to optimize college space and reduce maintenance expenses, the greenhouse is scheduled for demolition. This decision will eliminate the ongoing costs and upkeep associated with the aging structure, enabling the reallocation of resources to more functional and impactful campus spaces. The project aligns with NOVA's long-term goals by prioritizing facilities that directly support academic and workforce needs, promoting a more efficient, sustainable and student-centered campus environment.

● PENDER DIVESTMENT

NOVA is undertaking a strategic complete divestment from its leased properties by 2030, with an emphasis on vacating 90,000 square feet across its Pender locations to achieve annual savings of $2.5 million. Currently, Pender 1 has been fully vacated, and Pender 2 is in the process of being emptied, with plans to sublease this space where possible. Essential operations are being consolidated into Pender 3 and 4, while specific functions are relocating to other campuses. College computing is moving to Manassas and administrative functions are transitioning to Annandale. By centralizing Pender-based programs and back-office operations on NOVA-owned space, this consolidation will optimize NOVA's footprint and promote a unified college environment. NOVA's commitment to cost-effective resource management will support Annandale in evolving as a central academic and administrative hub for years to come.

PROJECT CATEGORY

▲ Invest
● Divest
■ Fix

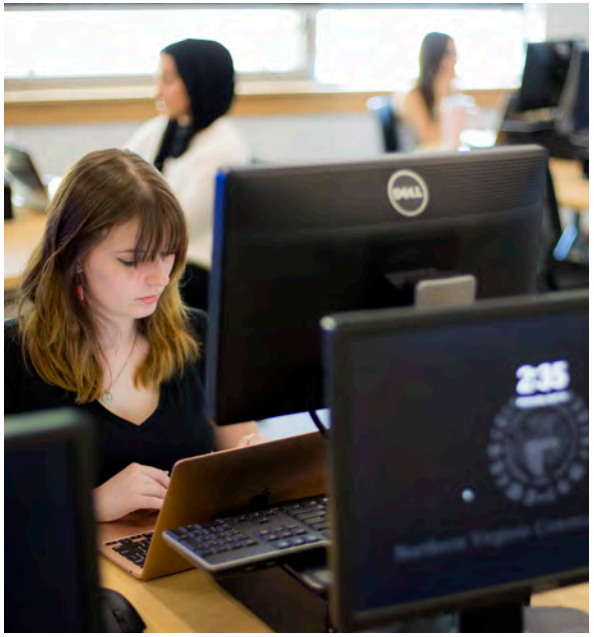


Annandale Campus Project Timeline

Upper Plaza

LOUDOUN CAMPUS

The Loudoun Campus (LO) is situated on 93 acres and provides a unique blend of programs and amenities to support a range of student interests and is known for its state-of-the-art facilities. With its picturesque grounds and vibrant student life, Loudoun feels like a traditional college campus within NOVA, offering an atmosphere that fosters both academic and social engagement.



Cybersecurity Class

▲ LC, LHEC, LR, AND LW LAB BUILDOUTS

A series of lab buildouts are scheduled across the Learning Commons Building (LC), Higher Education Building (LHEC), Reynolds Building (LR), Natural Science Building (LS), and Waddell Building (LW) to modernize and expand facilities that align with evolving academic needs. These projects will introduce cyber labs, flex labs and science labs, each tailored to support specialized learning. The new cyber labs will provide state-of-the-art environments for cybersecurity education and hands-on technology training. Flex labs are designed as multipurpose spaces that can adapt to various instructional styles and programs, promoting collaborative, interdisciplinary learning in highly utilized spaces. Updated science labs will advance resources for the study of natural sciences, offering advanced equipment and setups to support lab-based courses. Together, these new and renovated labs will enrich the learning environment across campus, supporting a range of programs and enhancing student access to cutting-edge educational spaces.

PLANNED PROJECTS

1 LC, LHEC, LR, and LW Lab Buildouts

2 LA Learning Space Renovations

3 LS & LW Lifecycle Replacements

4 Signal Hill Divestment

5 Reston Center Divestment

6 Divestment of Back Area of Campus

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix

LM
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LA
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LA LEARNING SPACE RENOVATIONS

The Animal Science Building (LA) is undergoing a series of learning space renovations aimed at improving both functionality and aesthetics. The project includes cosmetic updates throughout the building, lifecycle replacements for aging infrastructure and enhancements to the laboratory spaces to better support the growing needs of the Animal Science program. These renovations will provide students with a more modern, efficient and engaging learning environment, aligning with the program's goals of delivering high-quality education and hands-on training in the field of animal science.

LS & LW LIFECYCLE REPLACEMENTS

The Natural Science Building (LS) is scheduled for lifecycle replacements, including the replacement of vents and hoods in the laboratories, ensuring improved ventilation and safety for students and faculty. Similarly, the Waddell Building (LW) will undergo HVAC system replacement to enhance comfort, energy efficiency and climate control throughout the building. These upgrades are critical to maintaining a safe, functional and comfortable environment, supporting the ongoing educational needs of the college community.

SIGNAL HILL DIVESTMENT

NOVA has successfully completed its divestment from the Signal Hill property, consolidating its operations and vacating the leased space. This transition is part of NOVA's ongoing efforts to reduce costs associated with leased facilities and prioritize resource allocation within college-owned facilities. By reallocating Signal Hill's functions to Loudoun, NOVA has optimized space usage, strengthened program integration and eliminated lease expenses, reinforcing Loudoun as a key location for academic services in the region. The project successfully created a state-of-the-art data center in the Reynolds Building (LR) as well as creating a new physics lab.

RESTON CENTER DIVESTMENT

The Master Plan divestment strategy will continue with the planned exit from the Reston Center by 2027, further reducing NOVA's reliance on leased properties. The Loudoun Campus is set to absorb Reston's academic and administrative functions through strategic space adjustments and program relocations, allowing NOVA to maintain high-quality offerings while controlling operational costs. This move not only enables a more sustainable college structure but also enhances the convenience of centralized services at Loudoun, ensuring a streamlined and financially efficient approach to meeting NOVA's educational mission.

This divestment prompted the construction of two new IT labs, a workforce medical lab, an engineering/flex lab, and an AI center. This state-of-the-art facility will foster interdisciplinary learning, innovation, and industry connections, ensuring NOVA remains at the forefront of AI education while focusing on three pillars:

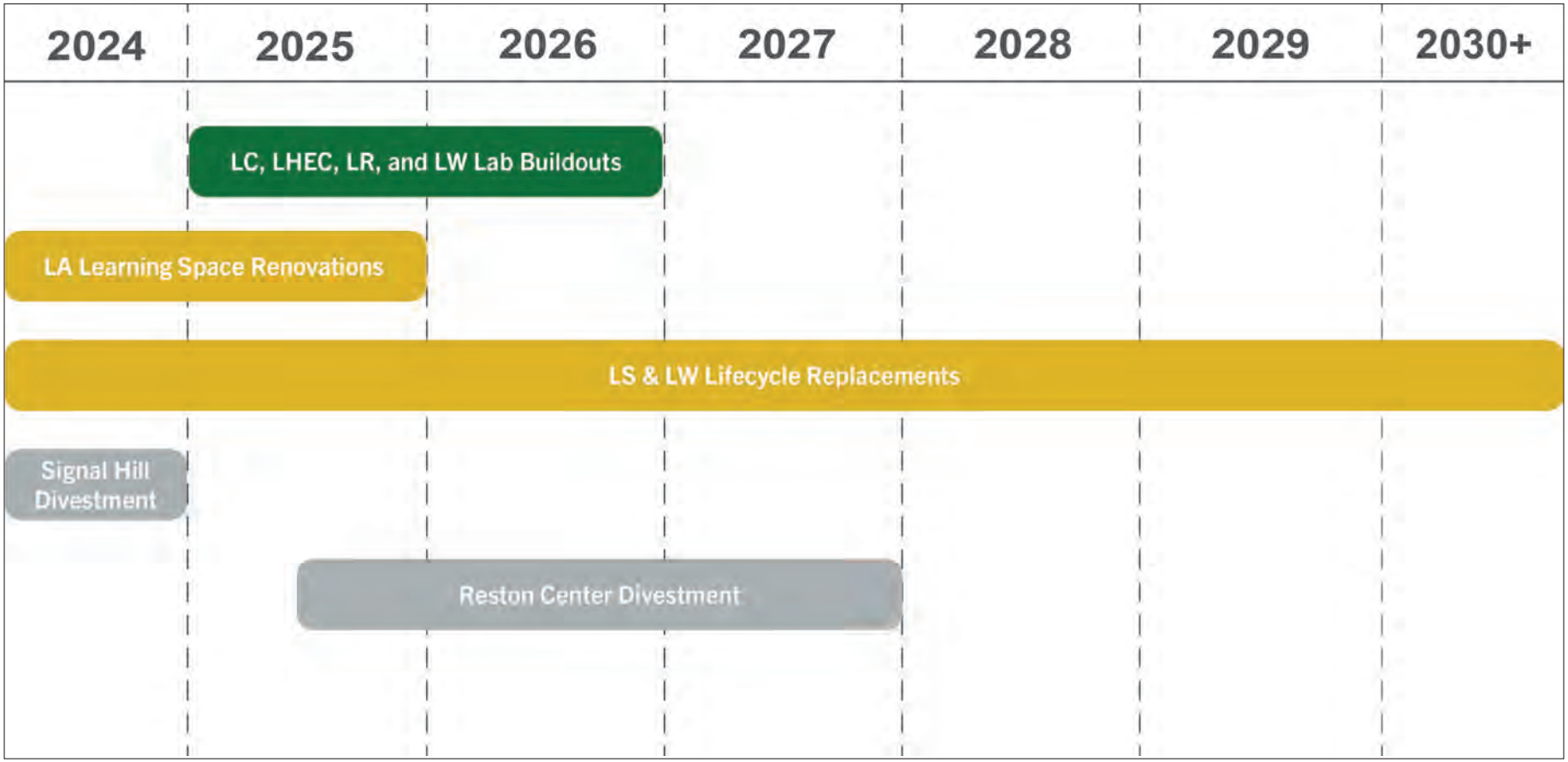
- **Curriculum Development:** Creating cutting-edge, industry-relevant AI programs.
- **Faculty Training:** Empowering educators with advanced AI skills to deliver innovative content.
- **Industry Collaboration:** Partnering with leaders to offer students internships and career opportunities.

LAND USAGE

The back area of campus is being explored for potential divestment or alternative use to better align with the college's long-term strategic goals and campus master planning. With changing space needs and a focus on optimizing resources, this underutilized portion of the campus presents an opportunity to generate value that can be reinvested into core academic and student support functions

PROJECT CATEGORY

- Invest
- Divest
- Fix



Loudoun Campus Project Timeline

"Care is demonstrated at NOVA through a culture of compassion where success and well-being are prioritized in our commitment to developing authentic relationships and providing resources to foster a supportive and thriving community."

– NOVA Core Value

MANASSAS CAMPUS

The Manassas Campus (MA) features five academic buildings. It is home to unique academic and workforce programs, including Early Childhood Education, Automotive Technology, Diesel Technology, Welding, Biotechnology and Engineering Technology. With its strong emphasis on hands-on learning and industry-relevant training, the campus supports students in achieving their professional aspirations.

Colgan Hall (MC) and Howsmon Hall (MH)

▲ MC & MH COMPREHENSIVE REBUILD

A transformative 122,000+ square foot renovation of Colgan Hall (MC) and Howsmon Hall (MH) is set to revitalize the student experience at Manassas. By integrating student services into a cohesive and accessible hub, this project will enhance convenience, improve utilization and promote a stronger sense of community. Construction will kick off in mid-February 2025, with a phased approach to ensure continuity of college operations. A new connector will seamlessly join the buildings, creating additional space for student engagement and strengthening collaboration between academic and student life functions. The project will include state-of-the-art chemistry labs designed to support cutting-edge research and hands-on learning. A reimagined library will serve as a center for academic excellence, featuring advanced technology, collaborative spaces and resources that cater to the needs of today's learners. The addition of a vibrant student life area will provide dynamic spaces for clubs, organizations, and informal gatherings, enriching the overall student experience.

PLANNED PROJECTS

1 MC & MH Comprehensive Rebuild

2 Demolition of Amphitheater

3 MAW & MVA Skilled Trades Renovation

4 Skilled Trades New Build

5 MOH Micron Lab Buildout

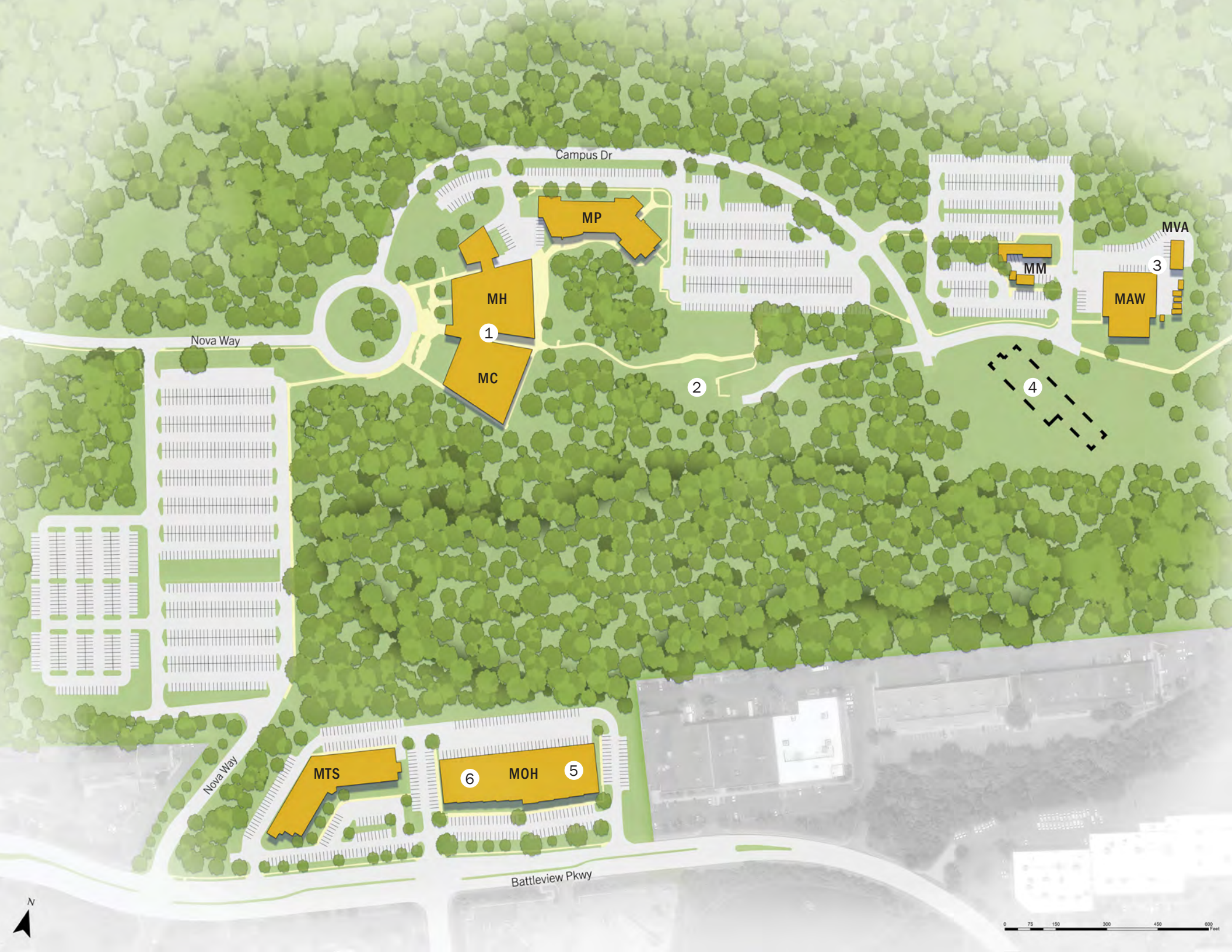
6 MOH Programmatic Space Shuffle

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway
- New Building

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix


Campus Dr
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DEMOLITION OF AMPHITHEATER

As part of NOVA's strategic plan to optimize college space, reduce maintenance expenses and divest from underutilized assets, the amphitheater is slated for demolition by summer 2026. This divestment will eliminate ongoing upkeep costs associated with the aging facility, allowing resources to be redirected toward more functional and accessible areas of campus. The project aligns with the college's long-term planning goals by prioritizing spaces that directly support academic needs, providing a more efficient and sustainable academic environment.

MAW & MVA SKILLED TRADES RENOVATIONS

The Automotive and Welding Building (MAW) and Vehicle Annex (MVA) are undergoing a series of refurbishments aimed at modernizing these facilities. The planned interior renovations will improve both the functionality and appearance of each space, creating a more efficient and inviting learning environment. Additionally, targeted equipment upgrades will ensure that tools and technology meet current industry standards. A significant investment has already been made to update the automotive program, equipping the facility with the latest equipment and technology to give students hands-on experience with cutting-edge tools. The welding program will see its capacity doubled, allowing for greater enrollment and expanding opportunities for aspiring welders. These improvements will facilitate a more effective, industry-relevant learning environment, empowering students to develop the skills necessary for successful careers in both automotive and welding fields.

SKILLED TRADES NEW BUILD

The Manassas Campus is set to open a state-of-the-art Skilled Trades Building, a significant expansion of NOVA's skilled trades programs designed to meet the growing demand for hands-on technical education and skilled labor in the region. This modern facility will feature specialized training spaces, including an electric vehicle/hybrid lab, a diesel vehicle lab, a diesel generator lab, and three flexible labs to support growth in high-demand areas. By serving as a hub for technical education, the building will strengthen partnerships with local industries, enhance community outreach and align with the college's mission to prepare students for successful careers. This project highlights NOVA's dedication to addressing workforce needs while promoting regional economic growth through a robust skilled talent pipeline.

MOH MICRON LAB BUILDOUT

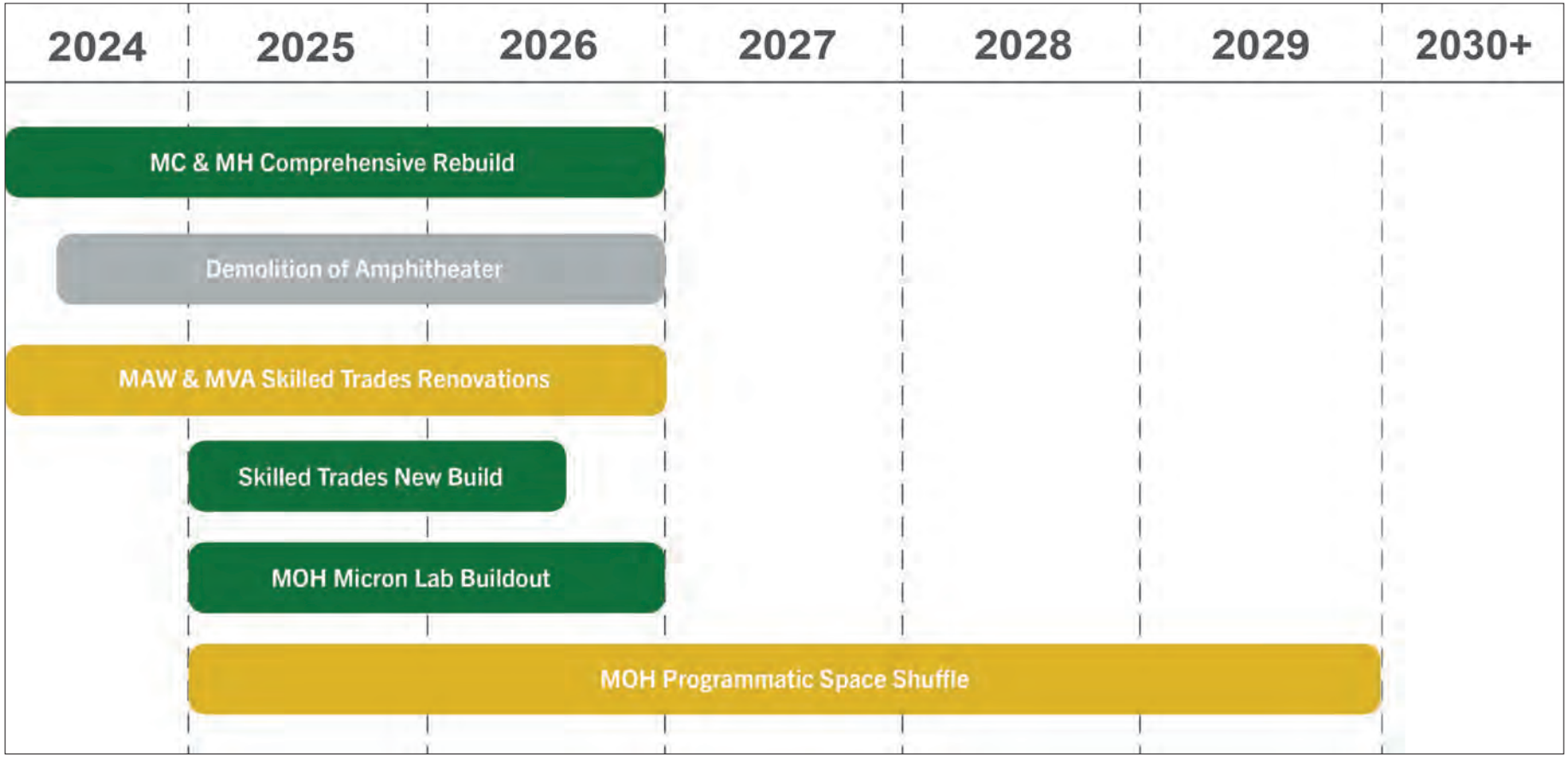
The Oak Hill Building (MOH) will soon host a new Micron Lab, situated in previously unused space. This buildout will convert the area into an advanced lab dedicated to semiconductor and high-tech training, providing students with hands-on experience in state-of-the-art environments. Designed to meet industry standards, the Micron Lab will strengthen NOVA's partnership with local tech leaders and support workforce development in rapidly growing fields. As the lab becomes fully operational, it will serve as a cornerstone for specialized training, preparing students for careers in high-demand sectors.

MOH PROGRAMMATIC SPACE SHUFFLE

Over the next three years, the Oak Hill Building (MOH) will undergo a phased programmatic transformation, evolving into a primarily "back-of-house" facility to reduce the college's dependence on leased properties. Spaces within the Oak Hill Building (MOH) will be reconfigured into individual suites, each dedicated to specific functions such as Workforce Development, SySTEMic, and Facilities Management, with plans to centralize administrative services. Once the Colgan Hall (MC) and Howsmon Hall (MH) renovation is completed, college computing operations will relocate from the Pender leased space to the Oak Hill Building (MOH). This strategic shuffle aligns with NOVA's long-term goals for efficient space utilization and improved college connectivity.

PROJECT CATEGORY

- Invest
- Divest
- Fix



Manassas Campus Project Timeline

"Excellence is demonstrated at NOVA through our high quality and cutting-edge programs; innovative, talented and experienced faculty and staff; and strong and effective relationships with employer and university partners—all to ensure our students are ready for graduation, transfer and high-demand careers."

– NOVA Core Value

MEDICAL EDUCATION CAMPUS

The Medical Education Campus (MEC), the only campus accessible via Metro, is the Commonwealth of Virginia's first specialized community college campus, exclusively focused on Nursing and Health Sciences. The campus is equipped with state-of-the-art classrooms, laboratories, dental clinics and a clinical practice site, ensuring students receive hands-on training in real-world environments.

Architectural Rendering of Nursing Wing Addition

▲ HE NURSING WING ADDITION

The Nursing Wing Addition, an 8,400-square-foot expansion to the third floor of the Medical Education Building (HE), will begin construction in March 2025 and is expected to be completed by December 2026. Designed to enhance nursing education, it will include a nursing skills lab, learning commons, health assessment lab and advanced simulation labs, all aimed at developing clinical skills and compassionate care. These spaces are tailored to meet the rising demand for nursing professionals in Northern Virginia, equipping NOVA's nursing students with the skills and confidence needed to excel in dynamic healthcare environments. The Nursing Wing Addition aligns with NOVA's commitment to advancing excellence in healthcare education and preparing compassionate, competent graduates who are ready to address the complex needs of modern patient care.

PLANNED PROJECTS

1 HE Nursing Wing Addition

2 HE Bookstore Downsizing

3 HE Lifecycle Replacements

4 Parking Garage Maintenance

5 HE Building Expansion

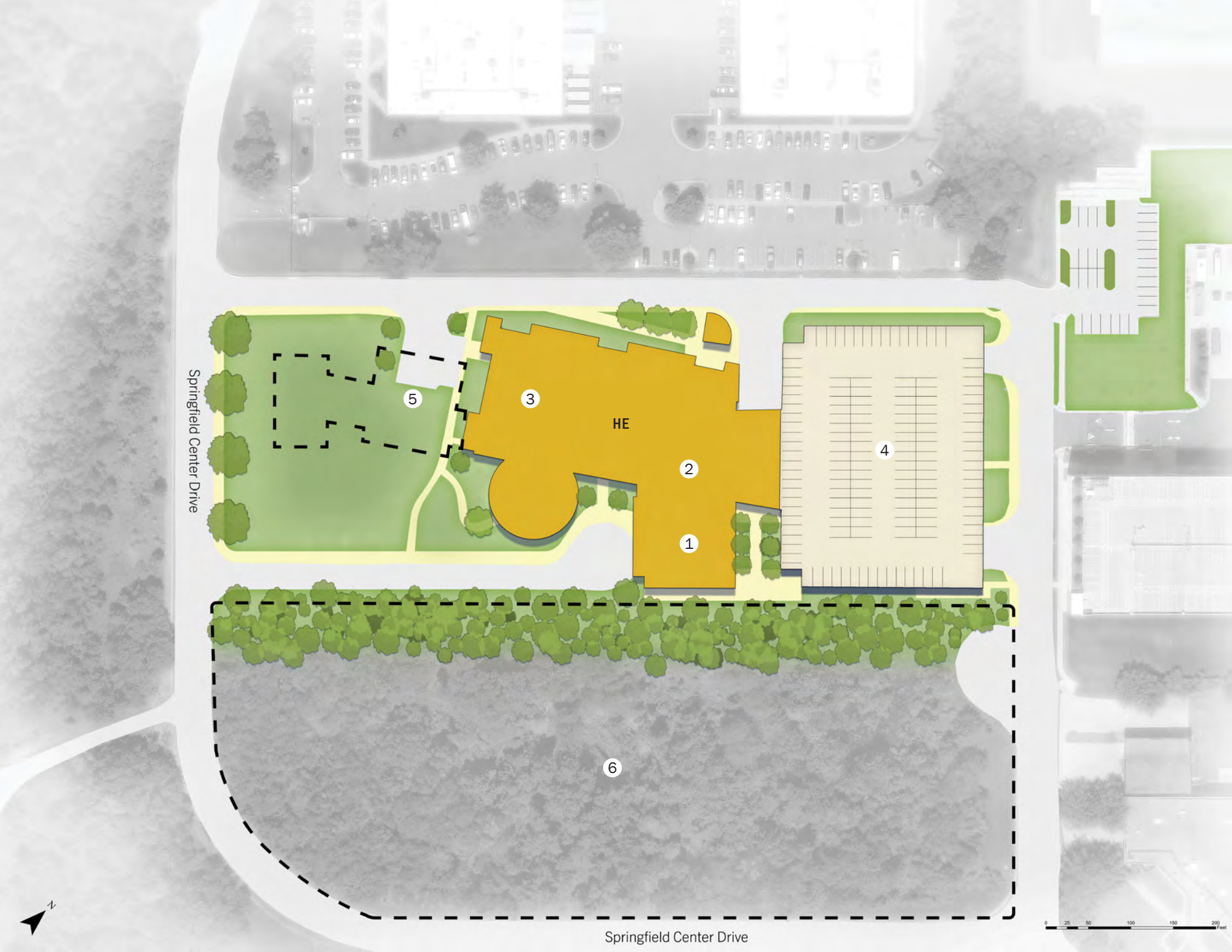
6 Land Acquisition for Future Building

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway
- New Building

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix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HE BOOKSTORE DOWNSIZING

The Medical Education Campus is set to reduce the footprint of its bookstore, reallocating valuable space to better meet the college's evolving needs. By right-sizing the bookstore, which will optimize its layout for efficiency, the Medical Education Building (HE) will free up square footage that can be repurposed for the most pressing campus needs. This strategic space adjustment ensures that the Medical Education Building (HE) maximizes its facilities to support its core mission, accommodating growth in key areas and providing essential resources in a streamlined, effective manner.

HE LIFECYCLE REPLACEMENTS

The Medical Education Building (HE), now over 20 years old, is undergoing essential lifecycle upgrades to maintain its structural integrity and operational efficiency. Key improvements include a comprehensive update of building systems, such as HVAC, plumbing, and electrical components, to ensure reliable performance, reduce energy consumption and meet modern standards for sustainability. Additionally, the roof will be fully replaced, addressing wear and potential vulnerabilities caused by age and exposure. These upgrades are critical to extending the building's lifespan, enhancing safety for its users and supporting the Medical Education Campus's mission of being a premier institution for healthcare education.

HE BUILDING EXPANSION

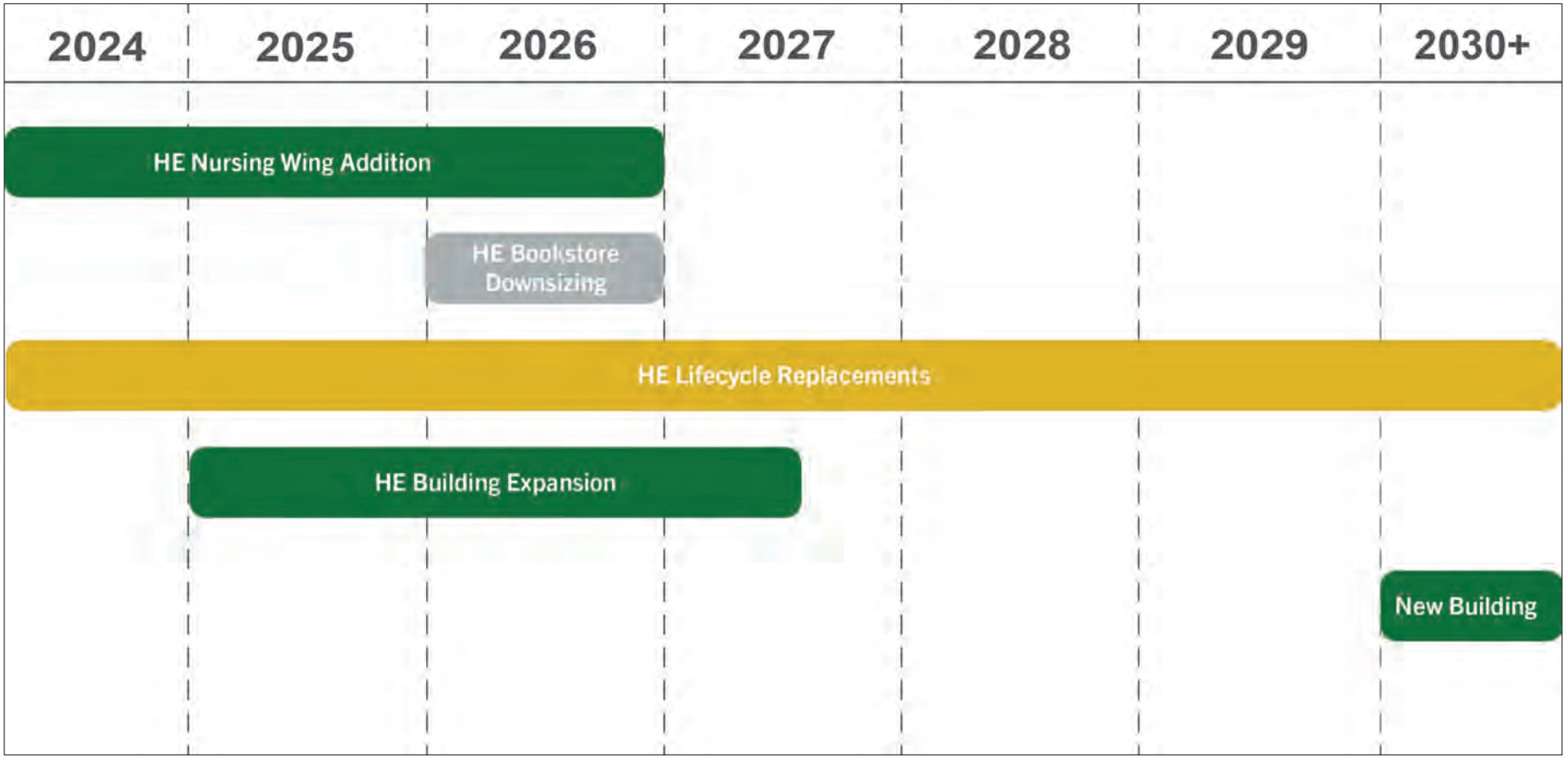
Starting in March 2025, the Medical Education Building (HE) will embark on an ambitious renovation and expansion, adding a new 35,000-square-foot building to its existing facilities. Completion is anticipated by 2027. This expansion is designed to accommodate growing demand for healthcare education, allowing for increased enrollment in high-demand programs like nursing and other allied health professions. The new building will feature a state-of-the-art nursing skills lab, a virtual hospital that provides immersive, hands-on patient care simulations, dedicated physical therapy training spaces, and specialized sonography labs. This addition will not only increase the college's capacity to train future healthcare professionals, but will also enhance the quality and diversity of its medical programs, supporting the college's mission to meet the healthcare needs of Northern Virginia and beyond.

LAND ACQUISITION FOR FUTURE BUILDING

NOVA is exploring the acquisition of an adjacent land plot to facilitate the expansion of its campus footprint, allowing for future new building construction to meet both current and anticipated program needs. As the demand for healthcare professionals continues to grow, this additional space would enable the Medical Education Campus to scale up its offerings in nursing, allied health, and specialized medical training, positioning the college to respond effectively to evolving workforce requirements. Securing the adjacent land parcel is essential to extend the campus footprint, as the current site will be fully developed and landlocked by 2027, with no remaining usable space for further growth. This consolidation of healthcare education resources on a single campus not only streamlines operations, but also enhances the educational experience for both students and faculty. This acquisition is a forward-looking investment that supports the college's mission to lead in healthcare education and sustain its capacity to deliver top-tier training for the next generation of healthcare providers.

PROJECT CATEGORY

- Invest
- Divest
- Fix



Medical Education Campus Project Timeline

"The Northern Virginia Biotechnology Leadership in Education (NOBLE) Project aims to revitalize and grow the biotechnology program by recruiting students, particularly minorities, veterans, and Dual Enrollment students, and providing them with technical and professional skills training."

– NOVA's Academic Vision 2024-2027

WOODBRIDGE CAMPUS

The Woodbridge Campus (WO), is NOVA's southernmost campus. With four academic buildings and the Regional Center for Workforce Education and Training, the campus provides a comprehensive environment for learning and professional development. Distinctive programs offered at Woodbridge include Air Conditioning and Refrigeration, Web Development, Cinema and English as a Second Language. The Woodbridge Campus serves as a cornerstone for academic and personal growth in the region.

Workforce Building (WRC)

▲ WRC DATA CENTER OPERATIONS BUILDOUT

This project involves the renovation of an 8,000+ square foot area within the Workforce Building (WRC), creating a new Data Center Operations (DCO) training facility. The $3 million initiative is a targeted response to the growing demand for skilled professionals in data center management and engineering technology, empowering the college to play a pivotal role in workforce development. The new facility features a cutting-edge server lab, a dedicated UPS/Electrical lab to support essential training in data center infrastructure resilience and three versatile classrooms designed to support flexible teaching methodologies and collaborative learning. The college is positioning itself as a key contributor to regional workforce needs, providing students with the in-demand skills essential for a career in the evolving data center and engineering technology sectors.

PLANNED PROJECTS

1 WRC Data Center Operations Buildout

2 WS Comprehensive Rebuild

3 Removal of Woodbridge Village

4 Skilled Trades Hub Buildout

5 Potential Divestment of Woodbridge Bookstore

CAMPUS PLAN

- Campus Building
- Pedestrian Pathways
- Greenspace
- Roadway

PROJECT CATEGORY

- ▲ Invest
- ● Divest
- ■ Fix

Neabsco Mills Rd
WRC
1
WM
WAC
WH
4
WB
5
College Dr
WFM
2
WS
WAS
3
3
I-95
N
0
75
150
300
450
600
Feet

▲ WS COMPREHENSIVE REBUILD

The Seefeldt Building's (WS) gut renovation rebuild is a comprehensive revitalization project that will modernize both the interior and exterior of this 144,000 square-foot facility. Scheduled for completion in 2025, the project will reconfigure the building's layout to incorporate state-of-the-art biology labs, classrooms and academic success centers, as well as modernized student life spaces and a convenient "one-stop shop" for student services. This $76.2 million investment aims to improve building efficiency and utilization, supporting the academic and personal success of students, faculty and staff who use the facility each year.

● CONVERT VILLAGE TO GREENSPACE

Upon the reopening of the renovated Seefeldt Building (WS), the Woodbridge Village infrastructure, which currently serves as swing space, will be decommissioned and removed. This transition will restore the site to an intentional, landscaped greenspace that aligns with the broader vision of creating a welcoming, student-focused college environment. The reclaimed space will not only reintegrate natural elements, but also support a variety of student needs by providing areas for social interaction, informal study and recreation. This enhancement will promote an improved sense of place, promoting student well-being and contributing to a cohesive, aesthetically pleasing experience that encourages connection and engagement.

▲ SKILLED TRADES HUB BUILDOUT

The Classroom and Lab Building (WAC) and HVAC Lab Building (WH) are scheduled for essential lifecycle upgrades to maintain and strengthen their functionality and longevity. These improvements will modernize key building systems and infrastructure, supporting a reliable, efficient environment that meets evolving academic needs. The updates will ensure that the buildings continue to provide a high-quality, adaptable space for both instruction and lab work, aligning with NOVA's commitment to sustaining cutting-edge educational resources and creating an optimal learning experience for students and faculty alike.

This project also consists of renovating the lab spaces located in the Classroom and Lab Building (WAC) and HVAC Lab Building (WH). The renovations will create multiple instruction spaces within the two existing lab spaces. This will allow for additional credit courses and workforce development courses to run simultaneously. New equipment will be installed as part of the renovation, so that students will be trained on the same equipment they will be servicing in the field upon completion of the program. In addition, portable trainers have been procured to allow for HVAC classes to be offered at other NOVA campuses. After renovations are complete, the course selection will be expanded to include advanced troubleshooting and building automation systems courses.

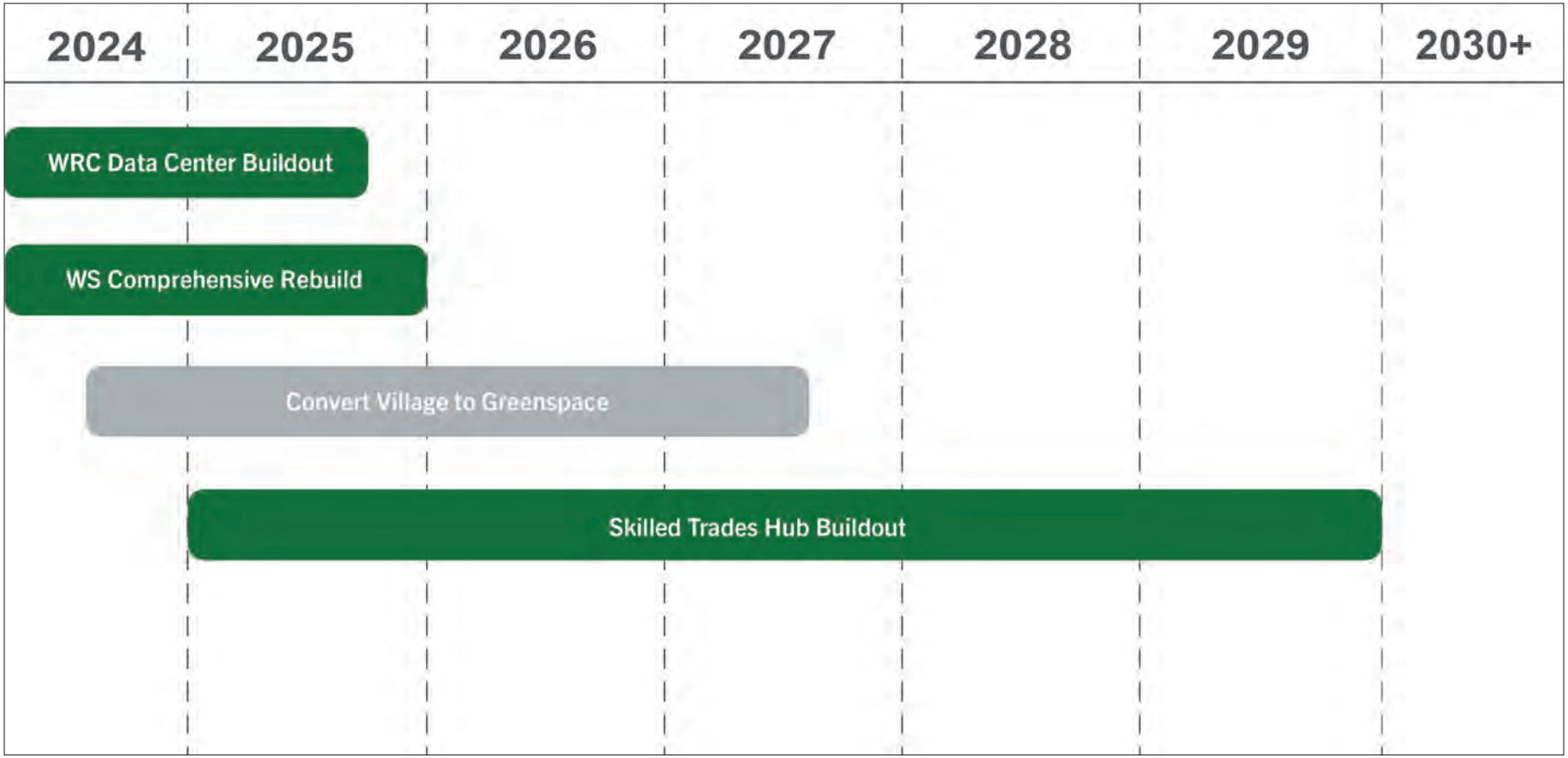
As part of the Seefeldt Building's (WS) reopening, the bookstore, currently located in the Bookstore Building (WB), will be relocated to a right-sized space, optimizing accessibility and operational efficiency. This relocation opens up the current bookstore area for the development of two dynamic, multi-purpose flex labs that align with NOVA's commitment to adaptable and forward-thinking learning environments. The newly established flex labs will support a broad range of academic and collaborative functions, offering faculty and students a versatile space designed for diverse instructional formats, hands-on experimentation and group projects. This reimagined space is poised to facilitate academic innovation and encourage student engagement by providing a flexible, state-of-the-art environment that can evolve with shifting educational needs and technologies.

● POTENTIAL DIVESTMENT OF WOODBRIDGE BOOKSTORE

The demolition of the Woodbridge Bookstore building is being explored as part of a broader effort to right-size campus facilities and optimize space utilization. With the relocation of Barnes & Noble into the newly renovated Seefeldt Building, the standalone bookstore structure will no longer be needed. The Woodbridge Campus currently has more space than required to support its programs and services, and removing this underutilized building will reduce maintenance costs and improve overall campus efficiency. This potential demolition aligns with the college's strategic goal of maintaining a sustainable and purpose-driven campus footprint.

PROJECT CATEGORY

▲ Invest
● Divest
■ Fix



Woodbridge Campus Project Timeline

"Inclusion is demonstrated at NOVA through our intentional commitment to welcoming, supporting, and engaging diverse people and perspectives so that a sense of belonging is cultivated throughout our college community."

– NOVA Core Value

MULTI-CAMPUS PROJECTS

NOVA's multi-campus initiatives reflect a commitment to creating safe and inclusive environments that meet the evolving needs of its student and faculty population. These projects prioritize functionality, resilience and accessibility across all facilities. By integrating advanced technologies, flexible learning spaces and enhanced student life areas, NOVA ensures its campuses remain dynamic hubs for education and engagement. Each initiative, whether improving parking, modernizing infrastructure or fostering a sense of belonging, aligns with the college's mission to provide exceptional spaces that support learning, collaboration and innovation.

Parrish Hall (MP)

FACILITY EVALUATION ASSESSMENT STUDY

The Facility Evaluation Assessment (FEA) study, conducted in 2022, was an extensive assessment that evaluated various aspects of a facility's infrastructure and systems. The study highlighted the importance of addressing deferred maintenance and established a roadmap for future improvements. It identified critical areas where immediate attention was necessary and provided a priority list to guide the allocation of resources efficiently. With a clear focus on enhancing the longevity and functionality of the facilities, the study's recommendations have become the cornerstone for NOVA's strategic planning. It included detailed assessments of components such as plumbing systems, electrical service and distribution, hot water systems and more.

The report derived from this assessment provides detailed information on the condition, functionality and issues observed in these systems. It includes recommendations on types of projects to resolve these issues with details of necessary replacements, or repairs, and a rough cost estimate for these projects. This assessment helped in planning maintenance, repairs and upgrades to ensure facilities operate efficiently and safely for years to come.

ACCESSIBILITY IMPROVEMENTS

Accessibility is a cornerstone of NOVA's commitment to equity and inclusion. The college will continue to prioritize accessibility in all new construction and renovations, ensuring pathways, entrances and facilities are fully compliant with regulations while striving to go beyond minimum standards. The NOVA project management team is divided into four groups determined by an ADA survey completed in 2022, based on ADA issues found in the survey at the six campuses. The four teams are to create projects based upon permit designations with supervision from the Manager of Construction Services. These projects will span several fiscal years to complete. These improvements will address physical, sensory and cognitive needs, creating spaces where all individuals can navigate, participate and thrive with dignity.

OPERATIONAL MAINTENANCE

Ongoing maintenance and upkeep will remain a top priority to ensure that NOVA's facilities are safe, efficient and appealing. This includes the implementation of a life-cycle maintenance program to address routine and preventative maintenance needs, as well as targeted efforts to reduce deferred maintenance across all campuses. Investments in utilities and systems upgrades will improve energy efficiency, reduce operational costs and support long-term sustainability. By emphasizing proactive maintenance, NOVA safeguards the functionality and longevity of its facilities while maintaining a high standard of service for its student and faculty population.

LIFECYCLE REPLACEMENTS

NOVA will continue to focus on maintaining and upgrading critical building infrastructure across all of its campuses. The purpose of this initiative is to extend the longevity and functionality of college facilities by addressing long-term lifecycle updates. These updates prioritize key systems replacements like HVAC, roofing and elevators. This effort ensures optimal resource allocation, reduces maintenance backlogs and minimizes disruption to college operations. The replacement schedule which is aligned with college priorities, supports the continued utilization of safe, efficient and well maintained spaces at every campus.

ELECTRONIC DOOR ACCESS

This initiative aims to strengthen security and streamline college operations, NOVA will transition to modernized door access systems that incorporate electronic access alongside traditional keys. The goal is to establish the necessary infrastructure for installing electronic door access controls on hundreds of doors across numerous buildings situated throughout all six campuses. The project upgrades the security and access control of priority spaces identified by the college such as offices, labs, conference rooms, select storage rooms and classrooms. This initiative will improve campus safety, provide greater flexibility for access control and reduce administrative burdens.

UNIFIED KEY SYSTEM

The standardization to a single lock system is outlined in the current version of NOVA Design Guidelines, Division 8 (Openings, Doors and Windows), and has been stated as a goal as far back as 2017. The college has approval from the Division of Engineering and Buildings (DEB) to specify and procure the desired locksets as proprietary equipment. Installed finishes and other associated parts must be fully compatible with this lockset line. Over time, new buildings, major renovations and non-capital projects have replaced non-unified equipment in most locations.

Four major outliers remain: (McDiarmid Building (CM), CN Building (CN), Shuler Building (CS), TV/Tech Building (CT)). This encompasses approximately 300 doors. The remaining doors in these four buildings, and other smaller projects at each of the campuses, will fully standardize NOVA to a unified lock type. The overarching goal of the Design Guidelines and the projects themselves, including this project, will:

- Allow for fewer master keys on every master key ring
- Reduce inventory of key blanks
- Align with the college standard key hierarchy policy
- Provide hard key database uniformity

BOOKSTORE OPTIMIZATION

With evolving student needs and the rise of digital platforms for purchasing course materials, NOVA will embark on a strategic initiative to optimize bookstore operations. This effort includes right-sizing physical bookstore spaces at Annandale, Woodbridge, Loudoun and the Medical Education Campus to better reflect current trends, such as the increasing use of e-books, online ordering and digital resource subscriptions. By evaluating and repurposing underutilized bookstore areas, NOVA can redirect these spaces toward more impactful uses, such as collaborative study zones, technology lending centers or student lounges. This initiative will ensure that bookstore services align with the changing dynamics of student purchasing behaviors while maximizing the utility of valuable college real estate.

CO-LOCATING STUDENT SERVICES

To enhance the overall student experience and streamline access to essential resources, NOVA will co-locate student services across each of its campuses. This initiative aims to consolidate key support services, such as academic advising, counseling, financial aid and career development, into centralized, accessible locations for each campus. By situating these services in highly visible and strategically positioned areas, students will experience greater convenience and reduced barriers when seeking support. These spaces will be designed to encourage collaboration and inclusivity, creating welcoming environments where students feel empowered to address academic, personal and professional challenges. The integration of technology and shared resources will also allow for improved service efficiency and a more cohesive experience across the entire college.

FLEXIBLE LEARNING SPACE

Recognizing the evolving needs of education, NOVA is committed to creating standardized, yet adaptable, classroom and lab environments across all campuses. These flexible learning spaces will feature modular designs and advanced technologies, enabling them to accommodate diverse teaching styles, subject matter and class sizes. By integrating multifunctional layouts and future-proofing design elements, NOVA ensures that its facilities can adapt to shifts in curriculum, workforce demands and educational delivery methods. This approach not only supports a dynamic learning experience, but also maximizes the utilization of college resources, aligning with the college's goals for efficiency and sustainability.

LAB SAFETY

NOVA is taking significant strides to enhance the safety and compliance of its laboratory spaces across all campuses. In collaboration with Merrick Scientific and WSP, NOVA Facilities has undertaken a comprehensive lab safety study. Building on the findings from the first phases of the study performed between September 2022 and January 2024, the final phase of the study, currently underway, involves conducting thorough laboratory space surveys and updating all lab safety documentation, policies and procedures within a comprehensive NOVA Lab Safety Manual. Merrick and NOVA are currently working together to review and refine the Laboratory Safety Manual. Completion of the study is scheduled for March 2025. Additionally, training sessions will be developed and delivered to NOVA faculty and staff to ensure everyone is well-versed in the new safety protocols. A coalition of Deans and Facilities will ensure the policies and procedures will be codified and implemented.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability is integral to NOVA's mission and will be a guiding principle in all college projects. The college will integrate green building practices, energy-efficient systems and renewable energy sources into its designs. Efforts will include rethinking parking lots to incorporate stormwater management features, adapting to efficient energy usage where feasible and expanding electric vehicle infrastructure to support a transition to sustainable transportation options. By embedding environmental considerations into its planning, NOVA underscores its commitment to creating campuses that are resilient, resource-conscious and aligned with global sustainability goals.

VIRTUAL INFRASTRUCTURE

NOVA recognizes the critical role of technology in modern education and is committed to investing in virtual infrastructure to advance accessibility and support the needs of today's students. This includes expanding high-speed Wi-Fi coverage, implementing state-of-the-art digital platforms and equipping classrooms and meeting spaces with hybrid capabilities. These investments will ensure students can seamlessly access resources, participate in online or hybrid courses and engage in virtual collaboration, regardless of their location. By prioritizing robust and scalable technology, NOVA continues to foster connected, inclusive and forward-thinking learning environments.

Fine Arts Building (AFA)

STUDENT LIFE SPACE INVESTMENT

NOVA is prioritizing the enhancement of student life and gathering spaces across all campuses to promote a greater sense of belonging among students, faculty and staff. This initiative focuses on improving existing areas and creating new spaces that encourage social interaction, collaboration and engagement. Projects will include upgrades to bookstores, cafeterias and libraries, as well as the development of informal hangout spaces and greenspaces. These enhancements aim to create welcoming and inclusive environments that reflect the diversity and vibrancy of NOVA's community. By investing in high-quality, adaptable spaces, NOVA ensures it remains a hub of connection and creativity, enriching the overall student and faculty experience.

OUTDOOR LIGHTING UPGRADES

Across all six campuses there are currently multiple styles of exterior lighting found. This project will create a unified look across all campuses and shorten repair time when there is a failure. The exterior lighting had previously been retrofitted to LED and at that time factory replacement units were unavailable. Those custom units have a long lead time for replacement parts. When there is a failure, this causes unlit areas on the campuses which affects student safety. By standardizing the luminaries across all six campuses. The college will be able to stock less repair parts and share between campuses. This will reduce operating costs and time lapsed of unlit areas on the campuses resulting in better safety across the college. The new LED technology will also result in energy savings for the college.

HVAC PROGRAM RENOVATION

This project also consists of renovating the lab spaces located in the Classroom and Lab Building (WAC) and HVAC Lab Building (WH). The renovations will create multiple instruction spaces within the two existing lab spaces. This will allow for additional credit courses and workforce development courses to run simultaneously. New equipment will be installed as part of the renovation, so that students will be trained on the same equipment they will be servicing in the field upon completion of the program. In addition, portable trainers have been purchased to allow for HVAC classes to be offered at other NOVA campuses. After renovations are complete, the course selection will be expanded to include advanced troubleshooting and building automation systems courses.

PARKING IMPROVEMENTS

Recognizing the importance of safe and efficient parking facilities, NOVA will invest $15 million to repair and enhance four parking garages across three campuses. This investment, scheduled for completion by 2028, will address structural integrity, improve lighting, update signage and improve traffic flow to create a safer and more accessible experience for students, faculty and visitors. Additionally, this initiative will explore sustainable design enhancements, such as the integration of electric vehicle charging stations and improved stormwater management systems. These upgrades reflect NOVA's commitment to adapting to changing enrollment patterns, ensuring that parking facilities meet current needs while supporting broader college accessibility and sustainability goals. As part of this effort, NOVA will also assess surface parking needs, maintaining essential lots while converting others into greenspace to improve the college environment and promote sustainable land use.

FURNITURE, FIXTURES, AND EQUIPMENT (FFE)

NOVA is establishing flexible and equitable standards for furniture, fixtures and equipment across all campuses. This approach ensures that all learning and gathering spaces are adaptable to changing needs while maintaining a consistent level of quality and inclusivity. Furniture and fixtures will be chosen to accommodate a wide range of physical abilities, learning preferences and uses, creating environments that are both functional and welcoming. The college is investing millions to update FFE across all campuses to meet these standards by 2030. By focusing on longevity and adaptability, NOVA will optimize resources and enhance the user experience across its facilities.

COLLEGE SIGNAGE

A unified college signage initiative will improve wayfinding across all NOVA locations. All exterior signage projects have been broken up into three phases. Phase 1 of the exterior signage upgrades consisted of replacing all building identification signs. New exterior parking identification banners were placed strategically throughout each campus to better assist all faculty, staff and students with locating appropriate parking areas. Phase 2 of the exterior signage project will replace existing campus marquee signs. New digital message screens will upgrade the college's ability to broadcast messaging to the faculty, staff, students and the community. Phase 3 of the exterior signage project will replace all ground mounted vehicular directional signage to meet new standards, while allowing each campus to improve and update building identification. Campus map kiosks will be upgraded and new signage pedestals will be installed throughout campuses.

NOVA is simultaneously undergoing interior signage upgrades. This project is meant to upgrade antiquated signage inside older buildings to help faculty, staff and students with classroom and area identification.

The 988 sign upgrade project was created to improve awareness with faculty, staff and students of existing Suicide Hotline assistance phone line. Interior and exterior signs have been installed around campuses in strategic locations to help spread awareness.

New building mounted signage will be added to better help identify "offsite" buildings at Manassas for the Trailside Building (MTS) and the Oak Hill Building (MOH). The Richard J. Ernst Community Cultural Center (CE) at Annandale will also receive a building mounted sign to improve building identification.

Community Garden

NIGHTHAWKS
NOVA

05

Implementation

IMPLEMENTATION

The College Facilities Master Plan prioritizes adaptability, resource efficiency and a commitment to student success, outlining a phased approach to address both immediate needs and long-term goals. Through strategic funding and targeted initiatives, the implementation of this plan will enhance NOVA's capacity to provide exceptional educational opportunities, make the best use of its facilities and maintain its leadership in higher education and workforce development.

SCOPE

The plan spans two timeframes:

Core Phase (2024–2030): This phase focuses on immediate priorities. Projects include new building construction, renovations, reallocation of space and upgrades to both virtual and physical infrastructure. These initiatives aim to modernize NOVA's facilities and address current student and workforce needs.

Vision Phase (2030–2035): The second phase involves projects requiring additional funding, such as the comprehensive rebuild of the Donald L. Bisdorf Building (AA) and the TV/Tech Building (CT). This phase also includes initiatives designed to expand NOVA's long-term capacity, ensuring the college remains adaptive to evolving educational demands.

FUNDING SOURCES

The implementation of the Master Plan is supported by diverse funding streams, ensuring financial sustainability and strategic resource allocation. Key sources include:

State: Education + General, Capital Outlay, Maintenance Reserve

Federal: American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Funds (SLFRF), Congressionally Directed Spend (CDS)

Foundation: Donations (Capital Outlay)

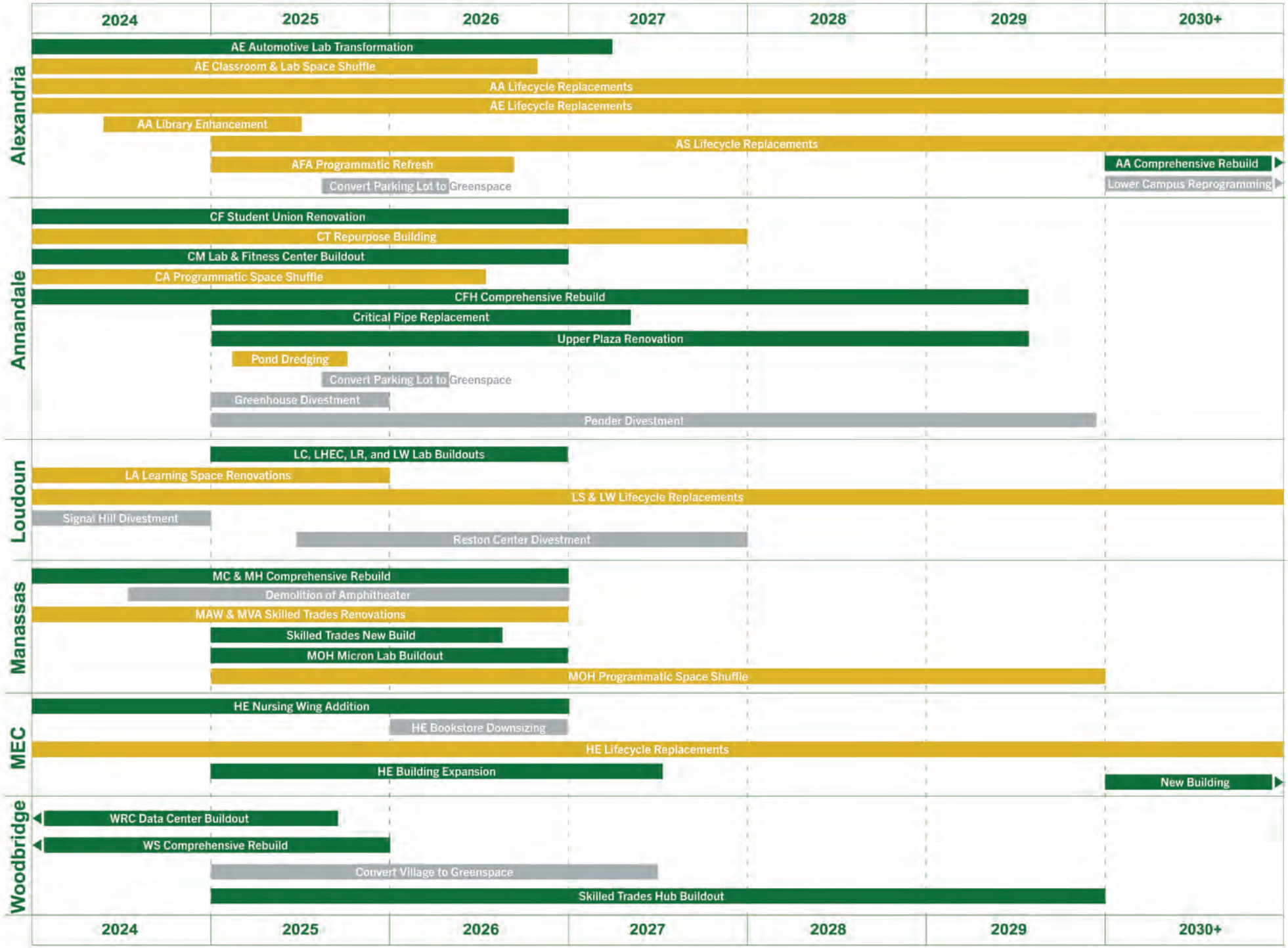
College: Parking Enterprise, Auxiliary Enterprise (Bookstore, Food Services, Print Services), Reserve, Local Jurisdiction, Miscellaneous Fees

BUDGET SUMMARY

The Master Plan outlines a budget of $500 million for projects scheduled through 2030. This funding will address high-priority initiatives, including building construction, infrastructure upgrades and space reallocation. Additional funding will be sought for Vision Phase projects beyond 2030, such as large-scale rebuilds and expansions. By leveraging multiple funding sources, NOVA ensures the financial viability of its ambitious goals while maximizing the impact of every investment.

PROJECT TYPE

- Invest
- Divest
- Fix


2024
2025
2026
2027
2028
2029
2030+
Alexandria
AE Automotive Lab Transformation
AE Classroom & Lab Space Shuffle
AA Lifecycle Replacements
AE Lifecycle Replacements
AA Library Enhancement
AS Lifecycle Replacements
AFA Programmatic Refresh
AA Comprehensive Rebuild
Convert Parking Lot to Greenspace
Lower Campus Reprogramming
Annandale
CF Student Union Renovation
CT Repurpose Building
CM Lab & Fitness Center Buildout
CA Programmatic Space Shuffle
CFH Comprehensive Rebuild
Critical Pipe Replacement
Upper Plaza Renovation
Pond Dredging
Convert Parking Lot to Greenspace
Greenhouse Divestment
Pender Divestment
Loudoun
LC, LHEC, LR, and LW Lab Buildouts
LA Learning Space Renovations
LS & LW Lifecycle Replacements
Signal Hill Divestment
Reston Center Divestment
Manassas
MC & MH Comprehensive Rebuild
Demolition of Amphitheater
MAW & MVA Skilled Trades Renovations
Skilled Trades New Build
MOH Micron Lab Buildout
MOH Programmatic Space Shuffle
MEC
HE Nursing Wing Addition
HE Bookstore Downsizing
HE Lifecycle Replacements
HE Building Expansion
New Building
Woodbridge
WRC Data Center Buildout
WS Comprehensive Rebuild
Convert Village to Greenspace
Skilled Trades Hub Buildout
2024
2025
2026
2027
2028
2029
2030+

AYERS
SAINT
GROSS